

IN RE:	PETITION FOR RESIDENTIAL	* BEFORE THE
	ZONING VARIANCE	
	E/S Greenspring Dr. 370' N of	* ZONING COMMISSIONER
	Talbott Avenue	
	1809 Greenspring Drive	* OF BALTIMORE COUNTY
	8th Election District	
	4th Councilmanic District	* Case No. 95-74-A
	Darryl D. Putty, et ux	
	Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Darryl D. Putty and Rita C. Putty, his wife, for that property known as 1809 Greenspring Drive in the Talbott Manor subdivision of Baltimore County. The Petitioner/property owners herein seek a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 0 ft. in lieu of the required 10 ft., for an addition, as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

ORDER RECEIVED FOR FILING

Date

By

9/23/96
M. H. Hovak

MICROFILMED

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 22, 1994

Mr. and Mrs. Darryl D. Putty
1809 Greenspring Drive
Lutherville, Maryland 21093

RE: Petition for Administrative Variance
Case No. 95-74-A
Property: 1809 Greenspring Drive

Dear Mr. and Mrs. Putty:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

MICROFILMED



Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1809 GREENSPRING DRIVE
address
LUTHERVILLE, MD. 21093
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

NEED MAXIMUM SPACE TO PROVIDE LIVING QUARTERS
FOR LIVE-IN RELATIVE. MIN. SETBACK WILL
NOT GIVE AMPLE ROOM TO ACCOMMODATE
LIVING FACILITIES (BEDROOM, BATH ROOM, SITTING
AREA.)

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Darryl D. Putty
(signature)
DARRYL D. PUTTY
(type or print name)



Rita C. Tilghman-Putty
(signature)
RITA C. TILGHMAN-PUTTY
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23RD day of August, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Darryl D Putty and Rita C. Tilghman - Putty

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

8/23/94
date

William M. Carpenter
NOTARY PUBLIC

My Commission Expires: Oct 3, 1994



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1809 GREENSPRING DRIVE
which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1 TO PERMIT A

SIDE YARD SETBACK (FOR A PROPOSED ADDITION) OF 0 FT. IN LIEU OF THE REQUIRED 10 FT.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

NEED MAXIMUM SPACE TO PROVIDE LIVING QUARTERS FOR LIVE-IN RELATIVE. MIN. SETBACK WILL NOT GIVE AMPLE ROOM TO ACCOMMODATE LIVING FACILITIES (BEDROOM, BATHROOM, SITTING AREA.)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner.

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

DARRYL D. PUTTY

(Type or Print Name)

Darryl D. Putty

Signature

RITA C. TILGHMAN-PUTTY

(Type or Print Name)

Rita C. Tilghman-Putty

Signature

1809 GREENSPRING DR. 561-1566

Address

Phone No.

LUTHERVILLE, MD. 21093

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

DARRYL D. PUTTY

Name

1809 GREENSPRING DR. 561-1566

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

MICROFILMED

Zoning Commissioner of Baltimore County

REVIEWED BY: ABF

DATE: 8/23/94

ESTIMATED POSTING DATE: 9/4/94

Printed with Soybean Ink
on Recycled Paper

ITEM #: 76

ZONING DESCRIPTION

76

95-74-A

Zoning Description For 1809 Greenspring Drive.
Beginning At A Point On The East Side of Greenspring
Drive Which Is 50 Feet Wide At A Distance Of 370
feet North Of The Center Line Of The Nearest
Intersecting Street Talbott Avenue Which Is 40' Wide.
Being Lot No. 12, Section D In The Subdivision Of
Talbott Manor As Recorded In Baltimore County Plat
Book #8, Folio #13, Containing 7500 Sq. Ft. Also Known
As Greenspring Drive And Located in The 8th Election
District, 3rd Councilmanic District.

MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

September 6, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Darryl D. Putty
Rita C. Tilghman-Putty
1809 Greenspring Drive
Lutherville, Maryland 21093

Re: CASE NUMBER: 95-74-A (Item 76)
1809 Greenspring Drive

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before September 4, 1994. The closing date (September 19, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

MICROFILMED



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.:

76

Petitioner:

DARRYL D. PUTTY

Location:

1809 GREENSPRING DRIVE

PLEASE FORWARD ADVERTISING BILL TO:

NAME:

DARRYL D. PUTTY

ADDRESS:

1809 GREENSPRING DRIVE

LUTHERVILLE, MD, 21093

PHONE NUMBER:

(410) 561-1566

MICROFILMED

AJ:ggs

(Revised 04/09/93)



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

SEP. 21 1994

Darryl D. Putty
Rita C. Tilghman-Putty
1809 Greenspring Drive
Lutherville, Maryland 21093

RE: Item No. 76, Case No. 95-74-A
Petitioner: Darryl D. Putty, et ux

Dear Petitioners:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on August 23, 1994.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.
- 2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.
- 3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Zoning Coordinator

WCR:ggs

MICROFILMED





Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

9-2-94

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: *76 (JLL)

95-74

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

David Ramsey, Acting Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RECEIVED

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 09/01/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 73, 74, 76, 77, 79, 80 AND 81.

RECEIVED

SEP 2 1994

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed on Recycled Paper

MICROFILMED

To: Arnold Jablon, Director
Zoning Administration and
Development Management

From: Pat Keller, Director
Office of Planning & Zoning

Date: August 31, 1994

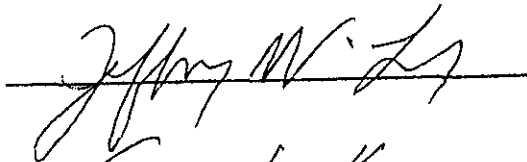
Subject: ZAC comments

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 73, 76, 79, and 81.

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning and Zoning at 887-3480.

Prepared by:



Division Chief:



JL

PRACTICE/PZONE/TXTLLE

MICROFILMED

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: September 12, 1994
Zoning Administration and Development Management

FROM *RWB* Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for September 12, 1994
Items 73, 74, 76, 77, 79, 80 and 81

The Developers Engineering Section has reviewed
the subject zoning items and we have no comments.

RWB:SW

RECEIVED
SEP 12 1994
ZADM

MICROFILMED

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: Sept. 15, 1994

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: Sept. 6

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 73
74
75
76
78
79
80
81

LS:sp

LETTY2/DEPRM/TXTSBP

RECEIVED

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1809 GREENSPRING DRIVE

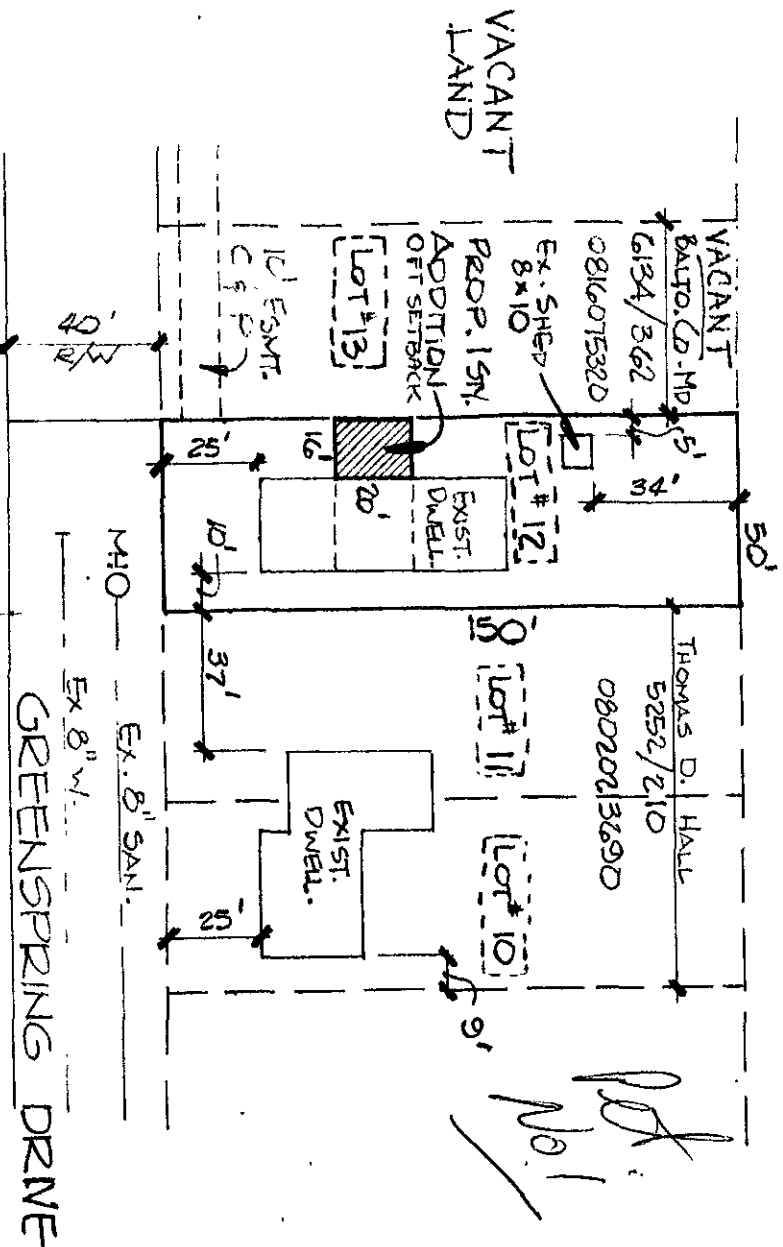
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: TALBOTT MANOR (LUTHER-VILLA)

plat book # 8, folio # 13, lot # 12, section # D

OWNER: MR. & MRS. DARRYL D. PUTTY

95-74-A



VACANT LAND

PROP. 1.5M. ADDITION OFF SETBACK

LOT #13

10' ESMT. C & P

LOT #12

EXIST. DWEL.

LOT #11

EXIST. DWEL.

LOT #10

THOMAS D. HALL

GREENSPRING DRIVE

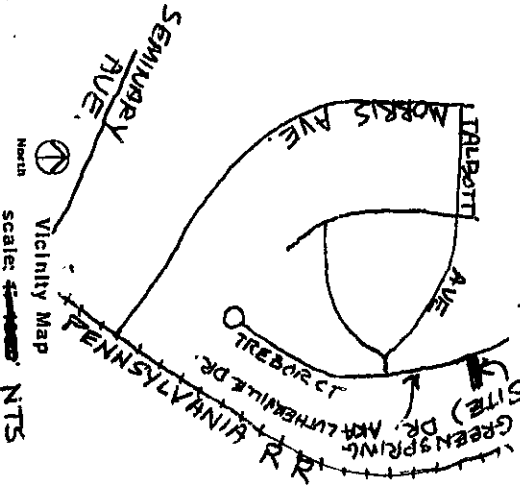
370' TO E OF TALBOTT AVE.



North

date: prepared by: D. PUTTY Scale of Drawing: 1" = 50'

NOT IN FLOOD-PLAN.



LOCATION INFORMATION

Election District: 8

Councilmanic District: 3

1"=200' scale map#: NW 12-A + 13A

Zoning: DR 5.5

Lot size: .172 acreage 7500 square feet

SEWER: ☒ public ☐ private
WATER: ☒ ☐
Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings:

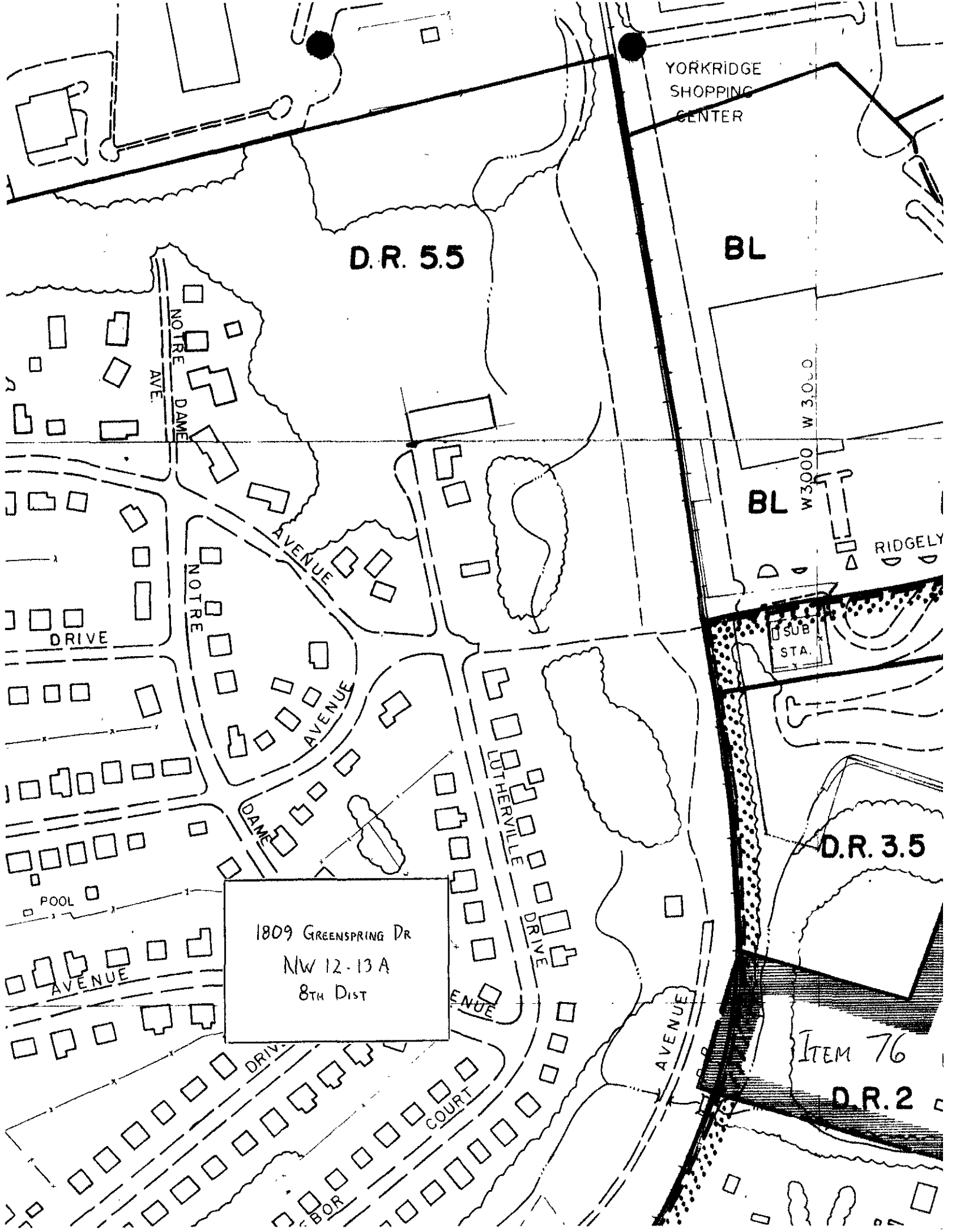
NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

76

MICROFILMED



YORKRIDGE
SHOPPING
CENTER

D.R. 5.5

BL

BL

W 3000 W 3000

RIDGELY

SUB
STA.

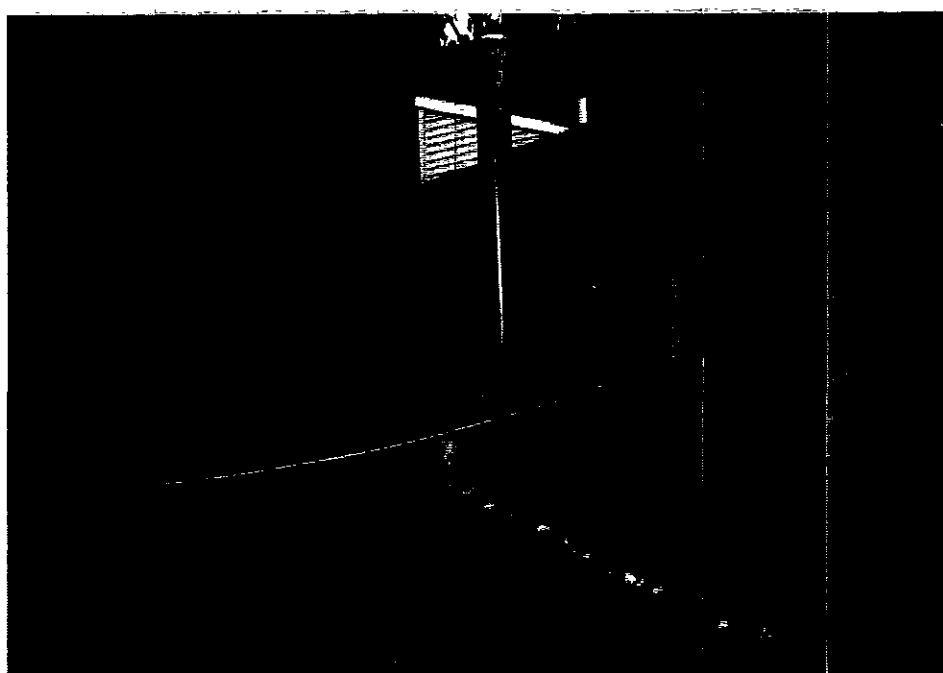
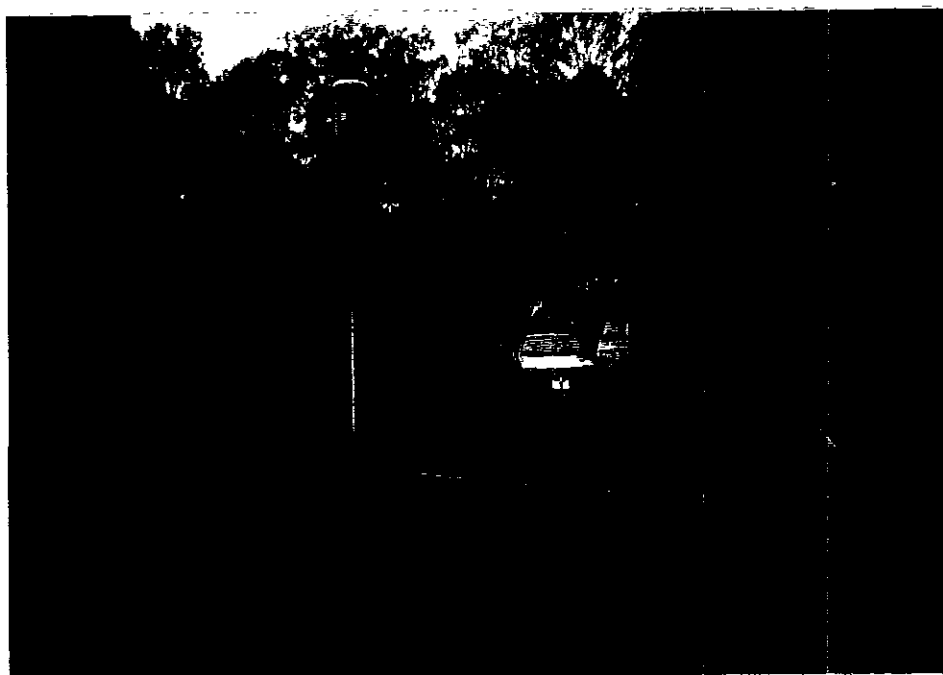
D.R. 3.5

1809 Greenspring Dr
NW 12-13 A
8th Dist

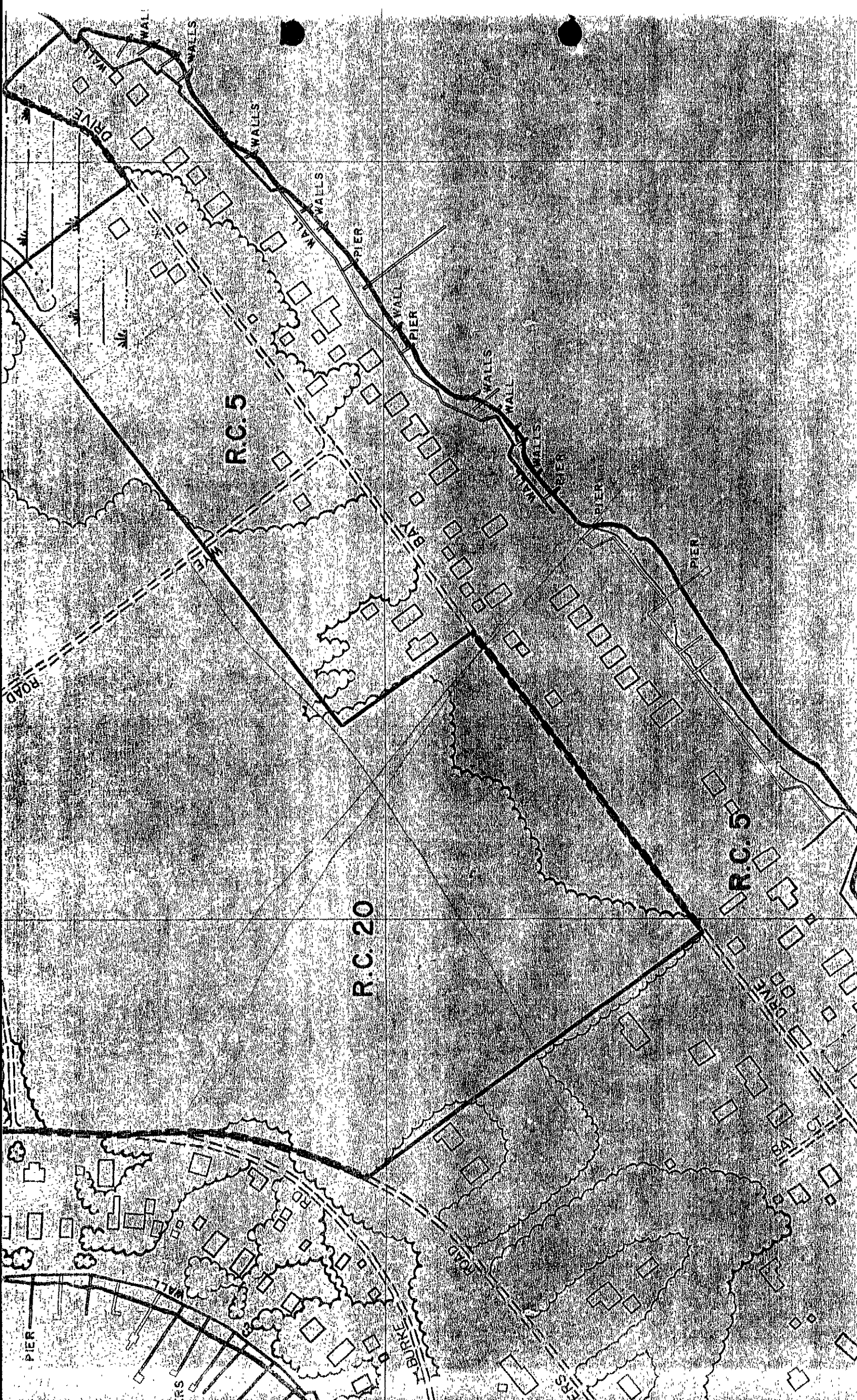
ITEM 76

D.R. 2

95-74-A




MICROFILMED



Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES : mmn

ORDER RECEIVED FOR FILING
Date 9/23/94
By M. Hovak



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-74-A

Account: R-001-6150

Number

76

By JLL

Date

8/23/94

1 ^{REC} VAR FILING FEE	CODE 010	50.00
1 SIGN POSTING	CODE 080	35.00
<u>TOTAL</u>		<u>85.00</u>

OWNER PUTTY

LOC: 1809 GREENSPRING DR.

MICROFILMED

03A03W0339MICHRC

\$85.00

BA C001:55PMD8-23-94

Please Make Checks Payable To: Baltimore County

Cashier Validation



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-74-A

Account: R-001-6150

Number

76

By JLL

Date

8/23/94

1 ^{REG} VAR FILING FEE	CODE 010	50.00
1 SIGN POSTING	CODE 080	35.00
<u>TOTAL</u>		<u>85.00</u>

OWNER PUTTY

LOC: 1809 GREENSPRING DR.

MICROFILMED

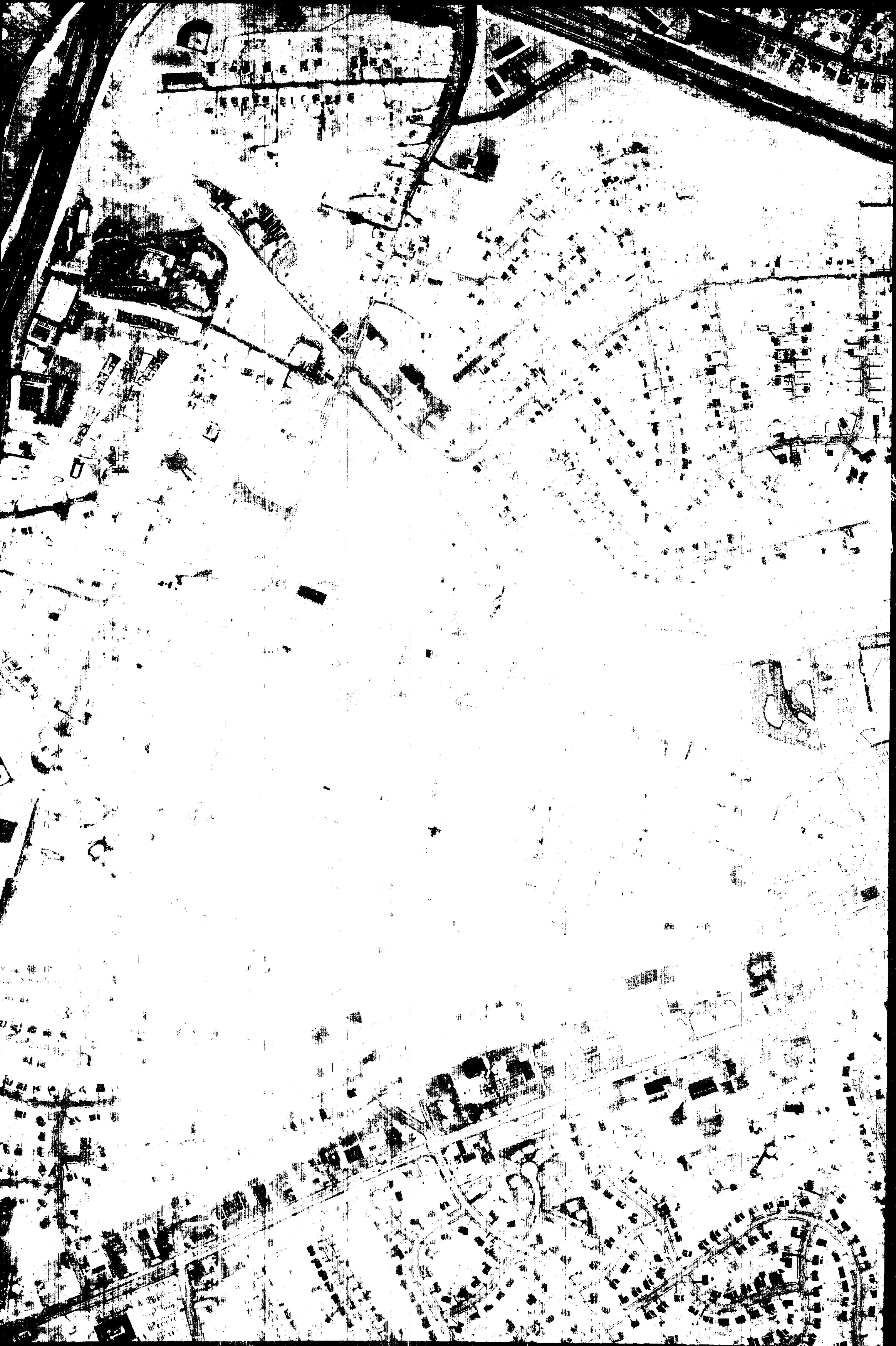
03A03#0339MICHR

\$85.00

BA C001:55PM08-23-94

Please Make Checks Payable To: Baltimore County

Cashier Validation



95-74-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	LUTHERVILLE	N.W. 12-A
DATE OF PHOTOGRAPHY JANUARY 1986	MICROFILMED	

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
R/S Greenspring Dr. 370' N of
Talbot Avenue
1809 Greenspring Drive
8th Election District
4th Councilmanic District
Darryl D. Putty, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-74-A
*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Darryl D. Putty and Rita C. Putty, his wife, for that property known as 1809 Greenspring Drive in the Talbot Manor subdivision of Baltimore County. The Petitioner/property owners herein seek a variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 0 ft. in lieu of the required 10 ft., for an addition, as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

B.C.Z.R. could result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 22nd day of September, 1994 that the Petition for a Zoning Variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 0 ft. in lieu of the required 10 ft., for an addition, in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 9/23/94
By Ch. Deane

LBS:mmm

-2-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 22, 1994

Mr. and Mrs. Darryl D. Putty
1809 Greenspring Drive
Lutherville, Maryland 21093

RE: Petition for Administrative Variance
Case No. 95-74-A
Property: 1809 Greenspring Drive

Dear Mr. and Mrs. Putty:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LBS:mmm
enc1.

Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County

for the property located at 1809 GREENSPRING DRIVE
which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1 TO PERMIT A SIDE YARD SETBACK (FOR A PROPOSED ADDITION) OF 0 FT. IN LIEU OF THE REQUIRED 10 FT.

NEED MAXIMUM SPACE TO PROVIDE LIVING QUARTERS FOR LIVE-IN RELATIVE. MIN. SETBACK WILL NOT GIVE AMPLE ROOM TO ACCOMMODATE LIVING FACILITIES (BEDROOM, BATHROOM, SITTING AREA.)

Property is to be posted and advertised as prescribed by Zoning Regulations. I or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.

DARRYL D. PUTTY
Type or Print Name

Darryl D. Putty
Signature

RITA C. TILGHMAN-PUTTY
Type or Print Name

Rita C. Tilghman-Putty
Signature

1809 GREENSPRING DR. 561-1566
Address Phone No.

LUTHERVILLE, MD 21093
City State Zipcode

DARRYL D. PUTTY
Type or Print Name

1809 GREENSPRING DR. 561-1566
Address Phone No.

Zoning Commissioner of Baltimore County

REVIEWED BY JLL DATE 9/27/94
ESTIMATED POSTING DATE 9/4/94

Printed with Soybean Ink
on Recycled Paper

ITEM # 76

Affidavit in support of
Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) were competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/does presently reside at 1809 GREENSPRING DRIVE
LUTHERVILLE, MD 21093
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate variance or variance(s))

NEED MAXIMUM SPACE TO PROVIDE LIVING QUARTERS FOR LIVE-IN RELATIVE. MIN. SETBACK WILL NOT GIVE AMPLE ROOM TO ACCOMMODATE LIVING FACILITIES (BEDROOM, BATH ROOM, SITTING AREA.)

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

Darryl D. Putty
Signature
Rita C. Tilghman-Putty
Signature

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22nd day of 1st August, 1994, before me, a Notary Public of the State of Maryland, as and for the County aforesaid, personally appeared

Darryl D. Putty and Rita C. Tilghman-Putty

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

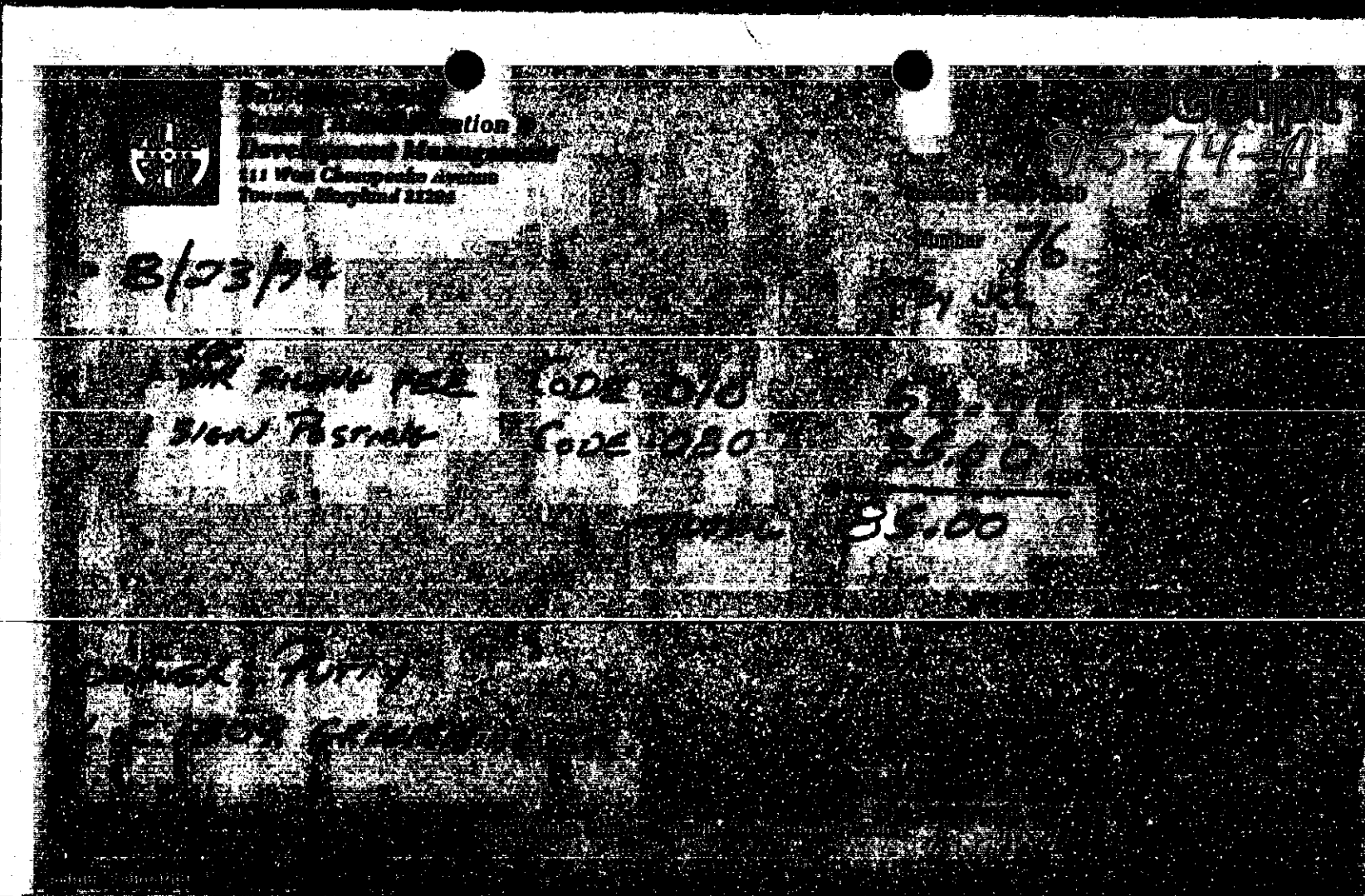
AS WITNESS my hand and Notarial Seal.
8/23/94
My Commission Expires: Oct 3, 1994

ZONING DESCRIPTION

Zoning Description For 1809 Greenspring Drive.
Beginning At A Point On The East Side of Greenspring Drive Which Is 50 Feet Wide At A Distance Of 370 feet North Of The Center Line Of The Nearest Intersecting Street Talbot Avenue Which Is 40' Wide. Being Lot No. 12, Section D In The Subdivision Of Talbot Manor As Recorded In Baltimore County Plat Book #8, Folio #13, Containing 7500 Sq. Ft. Also Known As Greenspring Drive And Located in the 8th Election District, 3rd Councilmanic District.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 1st
Posted for: 1st time
Petitioner: Darryl & Rita Tilghman-Putty
Location of property: 1809 Greenspring Drive, #5
Location of Sign: Facing road along E. N. property being zoned.
Remarks:
Posted by: [Signature]
Date of return: 9/9/94
Number of Signs: 1



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

September 6, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Darryl D. Putty
Rita C. Tilghman-Putty
1809 Greenspring Drive
Lutherville, Maryland 21093

Re: CASE NUMBER: 95-74-A (Item 76)
1809 Greenspring Drive

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before September 4, 1994. The closing date (September 19, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

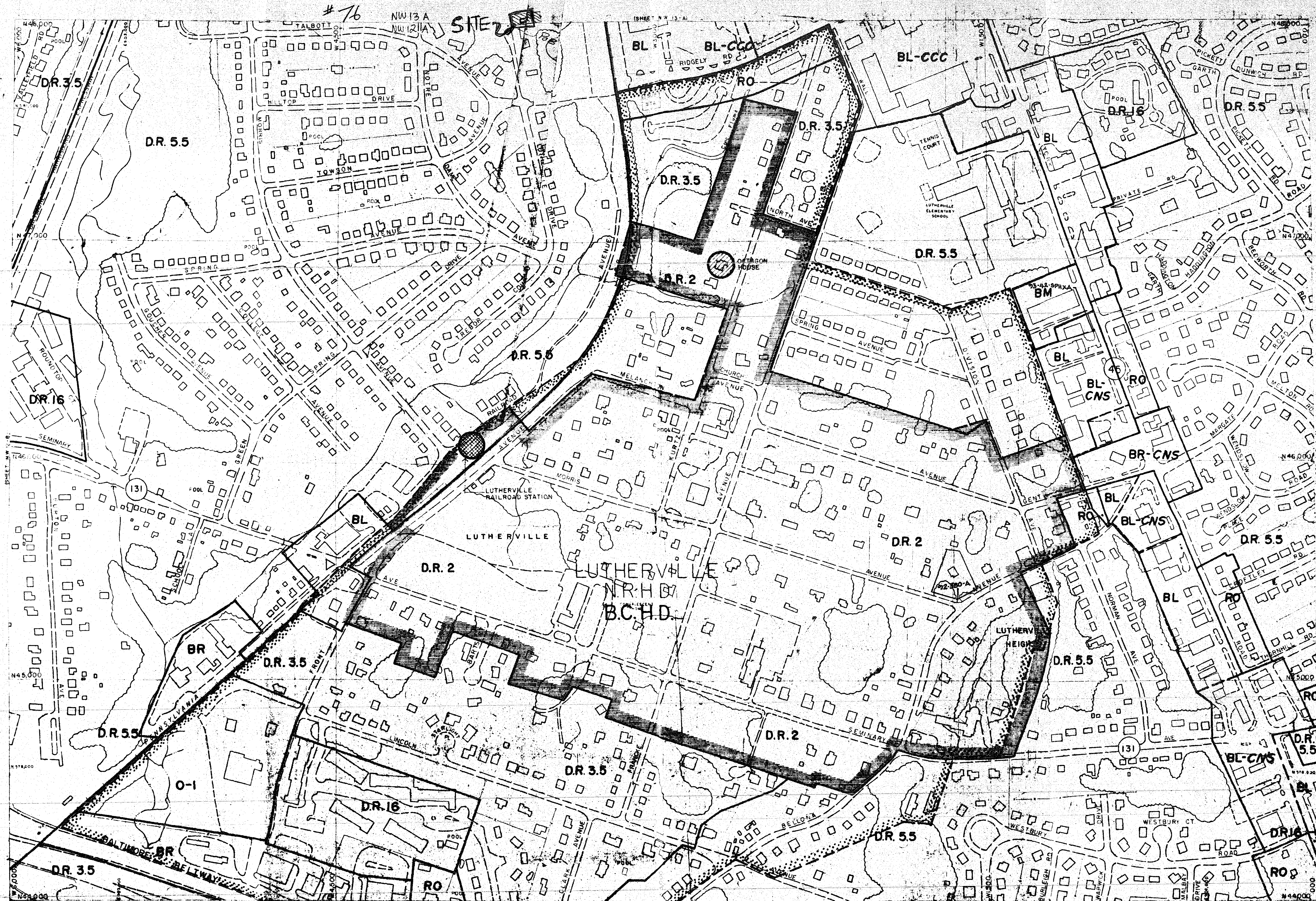
3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jehlon
Director

Printed with Soybean Ink
on Recycled Paper

95-74-A



IN RE: PETITION FOR VARIANCE
S/S Dolfield Road, 232'W of
the c/l of New Plant Court
(10328 S. Dolfield Road) and,
SW/S New Plant Court, 757'S of
the c/l of Dolfield Road
(24 New Plant Court)
4th Election District
3rd Councilmanic District

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-75-A

Universal Security Instruments, Inc. - Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for the properties known as 10328 South Dolfield Road and 24 New Plant Court, located in the Owings Mills Industrial Park in northwestern Baltimore County. The Petition was filed by the owners of the properties, Universal Security Instruments, Inc., by Harvey Grossblatt, Executive Vice President, through their attorney, Steven M. Rosen, Esquire. The Petitioners seek relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Sections 255.1 and 238.2 to permit a side yard setback of 5 feet in lieu of the required 30 feet for a proposed warehouse building at 10328 South Dolfield Road, and from Sections 255.2 and 243.2 to permit a side yard setback of 30 feet in lieu of the required 50 feet and Sections 255.1 and 238.1 to permit a front yard setback of 25 feet in lieu of the required average of 40 feet for a proposed warehouse building at 24 New Plant Court. The subject property and relief sought are more particularly described on the site plan submitted into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Harvey Grossblatt for Universal Security Instruments, Inc., William P. Monk, Land Planning & Zoning Consultant, Morton K. Sugar, and Steven M. Rosen, Esquire, Attorney for the Petitioners. There were no Protestants present.

Testimony and evidence presented revealed that the subject properties are two separate parcels of land located within the Owings Mills Industrial Park in Owings Mills. The Petitioners are desirous of developing each parcel with a one story warehouse building. The property known as 10328 South Dolfield Road consists of 1.47 acres, more or less, zoned M.L.-I.M., and is a long, rectangular shaped parcel approximately 98 feet wide along South Dolfield Road and 500 feet deep. Given the narrow configuration of this parcel, the Petitioner proposes to situate the proposed warehouse building approximately 5 feet from the eastern property line. Thus, the requested variance is necessary. The Petitioner offered into evidence a letter from one of the adjacent businesses indicating they have no objection to the requested variance for this parcel. It should also be noted that the Petitioners own the property immediately adjacent to the subject site on the affected side of the variance requested.

The property known as 24 New Plant Court contains 2.3 acres, more or less, zoned M.L.-I.M. and is also long, narrow and irregularly shaped. The rear of this parcel abuts the Northwest Expressway. Again, given the unique configuration of this parcel, the Petitioners propose siting the proposed warehouse building such that it will be located a distance of approximately 25 feet from the front property line and 30 feet from the side property line. Testimony indicated that without the requested variances, the two parcels in question would be unmarketable. In order to develop the properties consistent with other uses in this industrial park, the requested variances are necessary.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and

his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variances are not granted. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to these particular parcels. In addition, the relief requested will not cause any injury to the public health, safety or general welfare and is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variances requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 13th day of October, 1994 that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Sections 255.1 and 238.2 to permit a side yard

setback of 5 feet in lieu of the required 30 feet for a proposed warehouse building at 10328 South Dolfield Road, and from Sections 255.2 and 243.2 to permit a side yard setback of 30 feet in lieu of the required 50 feet and Sections 255.1 and 238.1 to permit a front yard setback of 25 feet in lieu of the required average of 40 feet for a proposed warehouse building at 24 New Plant Court, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TWK:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

October 13, 1994

(410) 887-4386

Steven M. Rosen, Esquire
250 W. Pratt Street, Suite 800
Baltimore, Maryland 21201

RE: PETITION FOR VARIANCE
S/S Dolfield Road, 232'W of the c/l of New Plant Court
(10328 S. Dolfield Road) and, SW/S New Plant Court, 757'S of
the c/l of Dolfield Road (24 New Plant Court)
4th Election District - 3rd Councilmanic District
Universal Security Instruments, Inc. - Petitioners
Case No. 95-75-A

Dear Mr. Rosen:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kotroco

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TWK:bjs

cc: Mr. William P. Monk
222 Bosley Avenue, Suite B-7, Towson, Md. 21204

People's Counsel

File



Petition for Variance
to the Zoning Commissioner of Baltimore County

for the property located at 10328 South Dolfield Rd & 24 New Plant Court
which is presently zoned ML-IM

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Sections 255.1 & 238.2 for a side yard setback of 5' in lieu of the required 30' (10328 South Dolfield Rd), Section 255.2 & 243.2 for a side yard setback of 30' in lieu of the required 50' (24 New Plant Ct), and Section 255.1 & 238.1 for a front yard setback of 25' in lieu of the required average 40' of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (The Petitioner(s) must state the reasons for the requested variance and the practical difficulty.) Narrow lot dimensions coupled with extensive setback requirements and the need to allow for vehicular access into and around the sites create limited allowable building areas, necessitating the need for setback variances, as well as dictating building locations.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to any expansion of above Variance advertisement, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Purchaser/lessor:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Signature

(Type or Print Name)

Address

City

State

Zipcode

We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Universal Security Instruments, Inc.

(Type or Print Name)

Signature

Harvey Grossblatt

(Type or Print Name)

Harvey Grossblatt

Signature

10324 S. Dolfield Rd 363-3000

Address

Owings Mills, MD 21117

City, State, Address and phone number of legal owner, contact purchaser or representative to be contacted

William Monk, Inc.

222 Bosley Ave, Ste B-7 494-8931

Address

TOWSON, MD 21204

City, State, Address and phone number of legal owner, contact purchaser or representative to be contacted

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

Unsuitable for Hearing

the following date

Next Two Months

ALL

REVIEWED BY: *R.T.* DATE: *8-23-94*

ITEM # 74

ZONING DESCRIPTION
10328 SOUTH DOLFIELD ROAD
4TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the south right-of-way line of South Dolfield Road, 70 feet wide, 232 feet +/- west of the centerline of New Plant Court, thence leaving said right-of-way and running South 03 degrees 57 minutes 34 seconds West 418.00 feet; thence South 31 degrees 15 minutes 50 seconds West 134.36 feet to the north side of the Northwestern Expressway, I-795; thence binding on said north side of I-795 by a curve to the left having a radius of 7,789.44 feet for an arc length of 108.00 feet; thence leaving said right-of-way of I-795 and running North 16 degrees 02 minutes 22 seconds East 140.25 feet; thence North 03 degrees 57 minutes 34 seconds East 354.9 feet to the south side of the aforementioned South Dolfield Road thence binding thereon by a curve to the left having a radius of 738.00 feet for an arc length of 32.00 feet; thence South 86 degrees 02 minutes 26 seconds East 98.00 feet to the point of beginning.

Containing 1.545 acres of land more or less.

wpm27



ZONING DESCRIPTION
24 NEW PLANT COURT
4TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the southwesterly side of New Plant Court, 60 feet wide, 757 feet more or less south of the centerline of South Dolfield Road, thence leaving said right-of-way and running South 32 degrees 44 minutes 00 seconds West 189.23 feet to the north side of the Northwestern Expressway, I-795; thence binding on said north side of I-795 North 60 degrees 56 minutes 52 seconds West 160.38 feet; thence by a curve to the left having a radius of 7,789.44 feet for an arc distance of 362.01 feet; thence leaving said north side of I-795 and running North 31 degrees 15 minutes 50 seconds East 134.36 feet; thence South 04 degrees 59 minutes East 250 feet more or less to the aforementioned right-of-way of New Plant Court; thence binding on said right-of-way by a curve to the left having a radius of 330 feet for an arc distance of 165 feet more or less; thence South 57 degrees 16 minutes 00 seconds East 144.00 feet to the point of beginning.

Containing 2.3 acres of land more or less.

wpm27



ITEM # 74

ITEM # 74

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM
FROM: DEPRM
SUBJECT: Zoning Advisory Committee
Agenda: Sept 6

DATE: Sept. 15, 1994

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 73
74
75
76
77
78
79
80
81

LS:sp

LETTY2/DEPRM/TXTSBP

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 09/01/94

Arnold Jablon, Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP 1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Re: Item:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the concepts below are applicable and required to be corrected or incorporated into the final plans for the property.

Re: The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 73, 74, 75, 76, 77, 78, 79 AND 81.

REVIEWER: LT. ROBERT P. SAUERHOLD
Fire Marshal Office, PHONE 887-4881, RS-1100F

cc: File

Printed on Recycled Paper



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: +74 (KT)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for David Ramsey, Acting Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management
FROM: Pat Keller, Director
Office of Planning and Zoning
DATE: September 7, 1994
SUBJECT: 10328 South Dolfield Road and 24 New Plant Court

INFORMATION:

Item Number: 74

Petitioner: Universal Security Instruments, Inc.

Property Size: _____

Zoning: M-L-1-M

Requested Action: _____

Hearing Date: _____

SUMMARY OF RECOMMENDATIONS:

Based upon the information provided and a meeting with the applicant's representative, Mr. William Monk, staff offers the following comment:

According to Mr. Monk, the applicant desires to secure variances for the subject property in order to enhance its marketability. As design related issues can be addressed at the time of development plan review, this office does not oppose the petitioner's request.

Prepared by: Jeffery M. Zorn

Division Chief: Camyl Kerns

PK/JL:lw

RECEIVED
SEP 12 1994
ZADM

ZAC-74/PZONE/ZAC1

Pg. 1

RE: PETITION FOR VARIANCE
10328 South Dolfield Road, S/S South
Dolfield Rd, 232' W c/l New Plant
Court, 24 New Plant Ct, SW/S New
Plant Ct, 757' +/- S of c/s South
Dolfield Road, 4th Election Dist.,
3rd Councilmanic

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 95-75-A

Universal Security Instruments, Inc.
Petitioners

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 10th day of September, 1994, a copy of the foregoing Entry of Appearance was mailed to William Monk, Inc., 222 Bosley Avenue, Suite B-7, Towson, MD 21204, representative for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

ABRAMOFF, NEUBERGER AND LINDER
ATTORNEYS AT LAW

SUITE 800
250 WEST PRATT STREET
BALTIMORE, MARYLAND 21201

DAVID B. ABRAMOFF
ANILKUMAR J. HOFFBERG
YANOV & NEUBERGER
RITA A. LINDER
RICHARD S. LEHMAN
STEVEN H. ROSEN
NANCY HAAS
FRAN S. GILSHAW-SMITH
COUNSEL
STEPHEN F. BISBEE

October 24, 1994

Mr. Timothy M. Kotroco
Deputy Zoning Commissioner for
Baltimore County
Office of Planning and Zoning
Suite 112 Courthouse
400 Washington Avenue
Towson, Maryland 21204

Re: PETITION FOR VARIANCE
S/S Dolfield Road, 232' W of the c/l of New Plant
Court (10328 S. Dolfield Road) and, SW/S New Plant
Court, 757' S of the c/l of Dolfield Road (24 New
Plant Court) 4th Election District - 3rd
Councilmanic District Universal Security
Instruments, Inc. - Petitioners Case No. 95-75-A

Dear Mr. Kotroco:

I am writing to confirm our telephone conversation regarding the Order, dated October 13, 1994 for the above-referenced case. I pointed out to you that the Petitioner offered into evidence a letter from the President of Douron, Inc., located at 40 New Plant Court, indicating that he had no objection to the requested variance for the parcel located at 24 New Plant Court. However, the Findings of Fact and Conclusion of Law references the letter from Douron, Inc. with respect to the parcel located at 10328 South Dolfield Road instead of the New Plant Court parcel.

Accordingly, the following sentence of the Findings of Fact should have appeared in the second paragraph on Page 2 (describing the parcel at 24 New Plant Court) instead of the first paragraph on Page 2 (describing the parcel at 10328 South Dolfield Road): "The Petitioner offered into evidence a letter from one of the adjacent businesses indicating that they have no objection to the requested variance for this parcel."

If this clarification meets with your understanding of the case as presented, kindly indicate your agreement by

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

BILL MONK

222 BOSLEY AVE
SUITE B-7
TOWSON, MD 21204

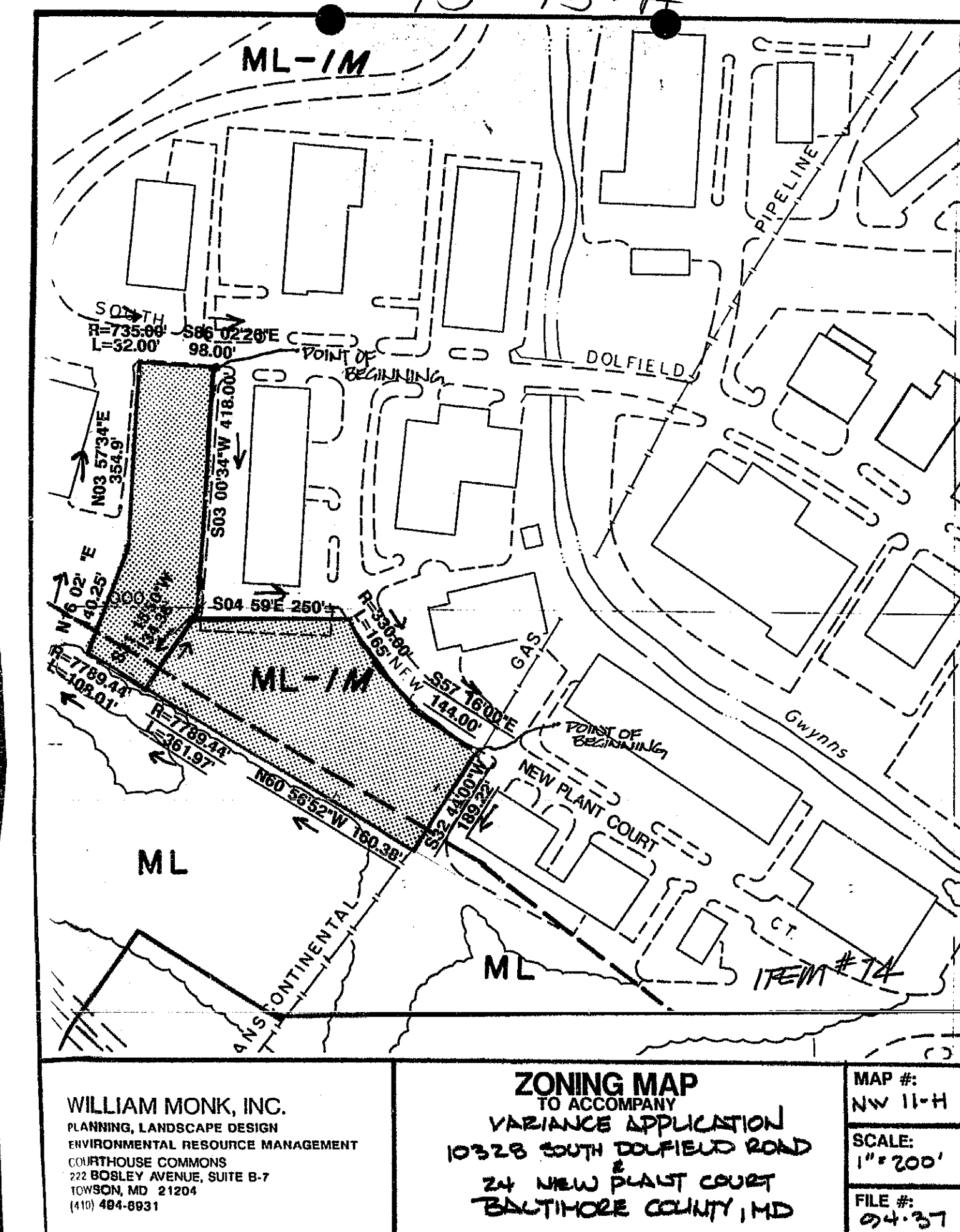
HARVEY GROSSELAAT

UNIVERSAL SECURITY INST.
10324 S DOLFIELD RD
CUMMERS MILLS MD 21117
MORTON K. SUGAR REALTY CO.
600 RAISTERSTOWN RD - S.W. 701-0
Baltimore 21208

MORTON K. SUGAR

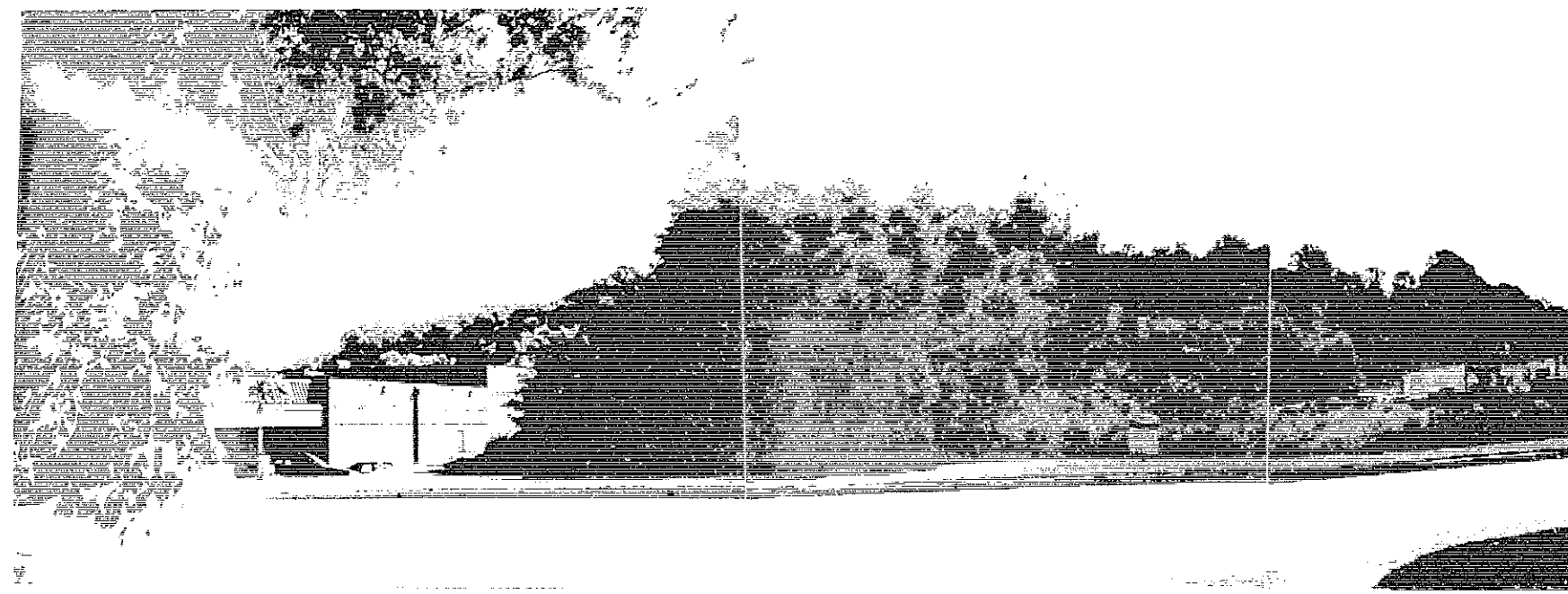
Steven M. Rosen

Suite 800
250 W. Pratt Street
Balt. MD. 21201



WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN



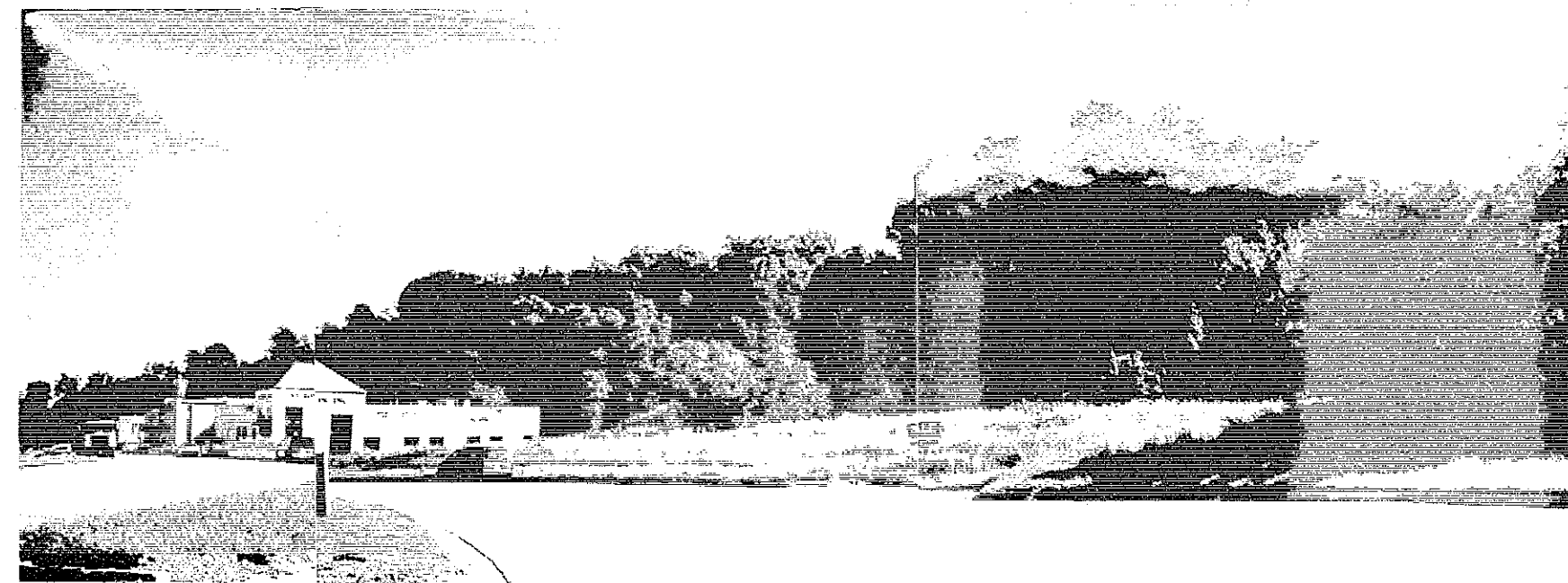
10328 S DOLFIELD ROAD

PETITIONER'S
EXHIBIT 2

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931
FAX 410-494-9903

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN



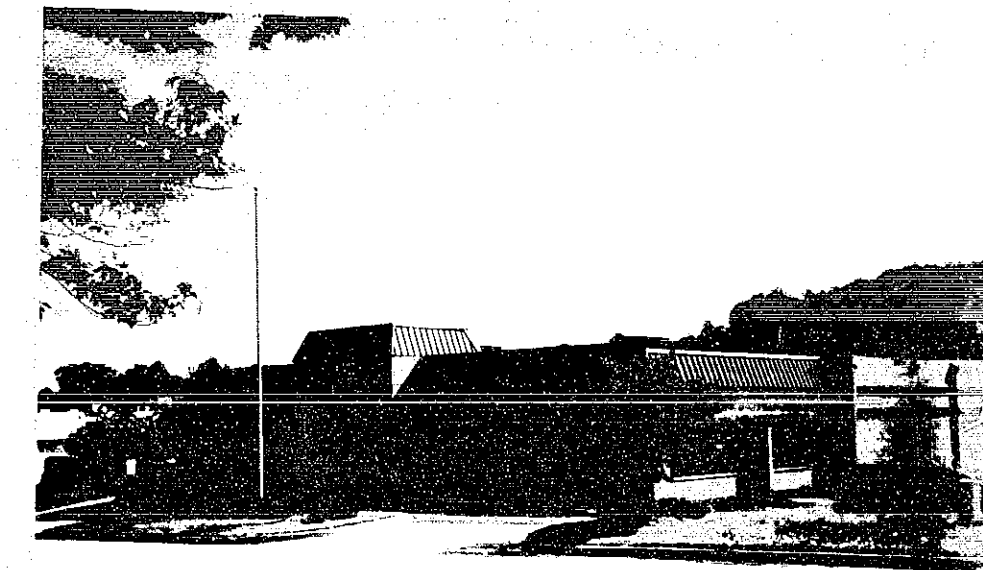
24 NEW PLANT COURT

PETITIONER'S
EXHIBIT 3

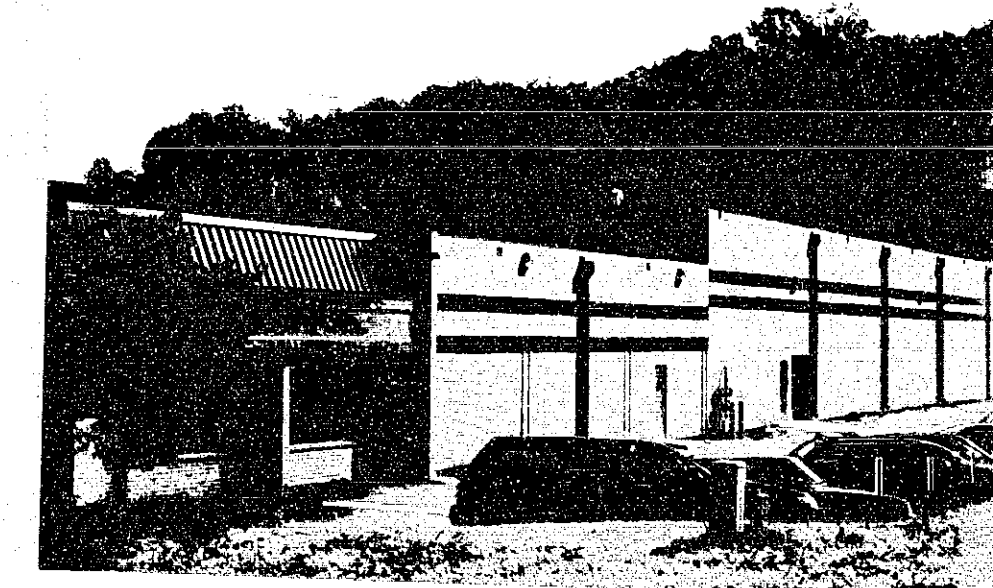
WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931
FAX 410-494-9903



UNIVERSAL SECURITY INSTRUMENTS
10324 S DOLFIELD ROAD



PETITIONER'S
EXHIBIT 4

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931
FAX 410-494-9903



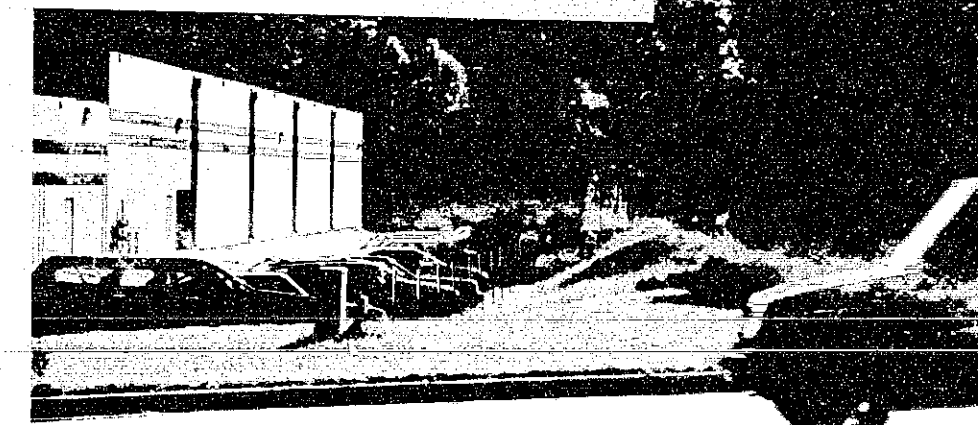
HILL SERVING AS BUFFER BETWEEN
PROPERTIES AND I-795 EXIT RAMP



VIEW LOOKING SOUTHEAST
SHOWING HILL ALONG REAR PROPERTY LINE

PETITIONER'S
EXHIBIT 5

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931
FAX 410-494-9903



VIEW SHOWING AREA BETWEEN UNIVERSAL SECURITY'S PARKING
LOT AND SIDE YARD SETBACK VARIANCE AREA FOR
10328 S. DOLFIELD ROAD



PETITIONER'S
EXHIBIT 7

DOURON, INC.

40 New Plant Court
Owings Mills, Maryland 21117-3577
(410) 363-2600
Fax No. (410) 363-1659

September 23, 1994

Office of the Zoning Commissioner
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Case No. 95-75-A (Item 74)
24 New Plant Court

To Whom It May Concern:

I am the President of Douron, Inc., which owns a warehouse and Office Building located at 40 New Plant Court, immediately adjacent to the parcel at 24 New Plant Court. I have reviewed the zoning variance petition and the plat to accompany the variance application with representatives of Universal Security Instruments. Please be advised that we support the proposed variance. Feel free to call me if you require any additional information.

Very truly yours,

Ronald W. Hux
President, Douron, Inc.

RWH/tb

PETITIONER'S
EXHIBIT 8

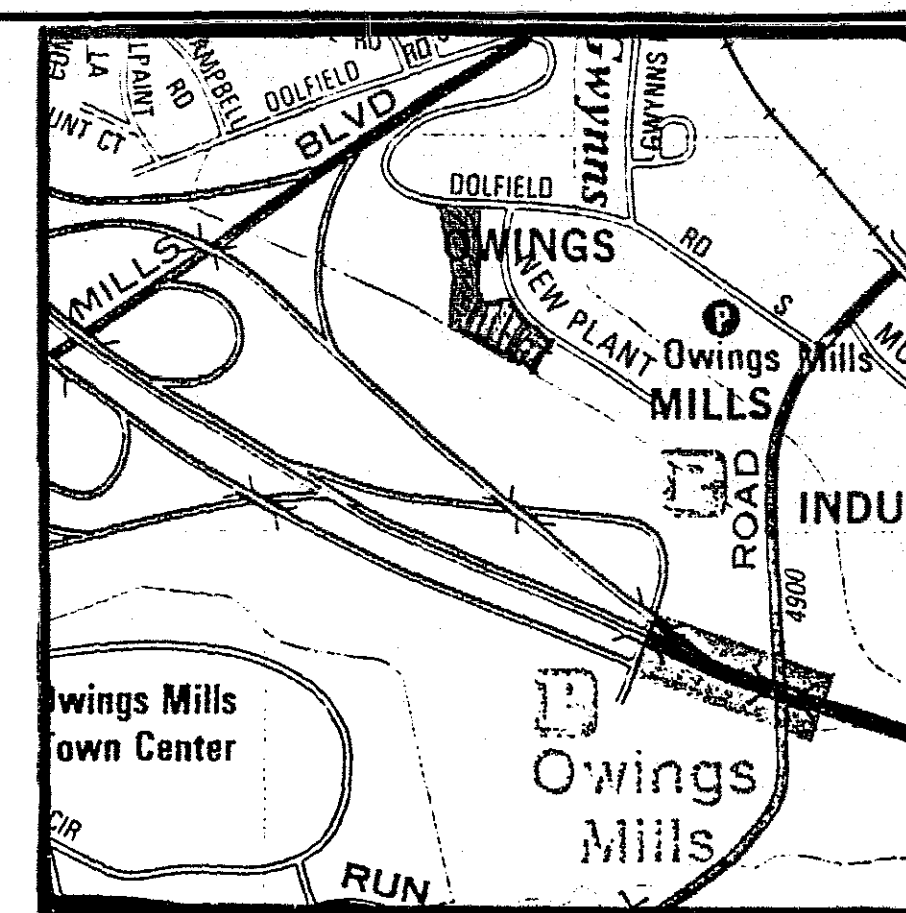
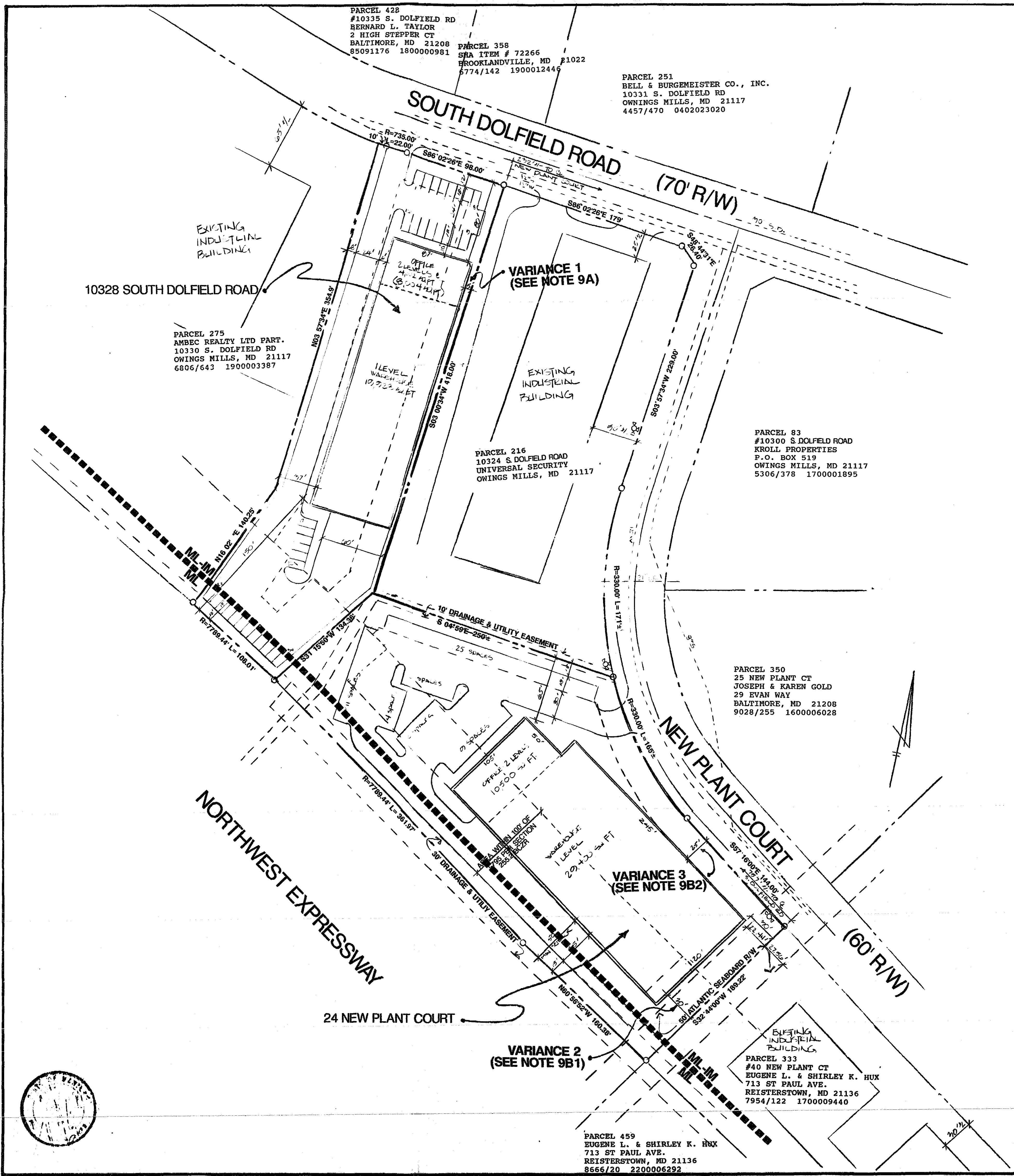
•Office and Educational Furniture•Stationery Supplies•Custom Manufacturing•Interior Design•GSA Contracts

OFFICE PRODUCTS DIVISION
40 New Plant Court
Owings Mills, MD 21117-3577
(410) 363-2600
Fax (410) 363-3544

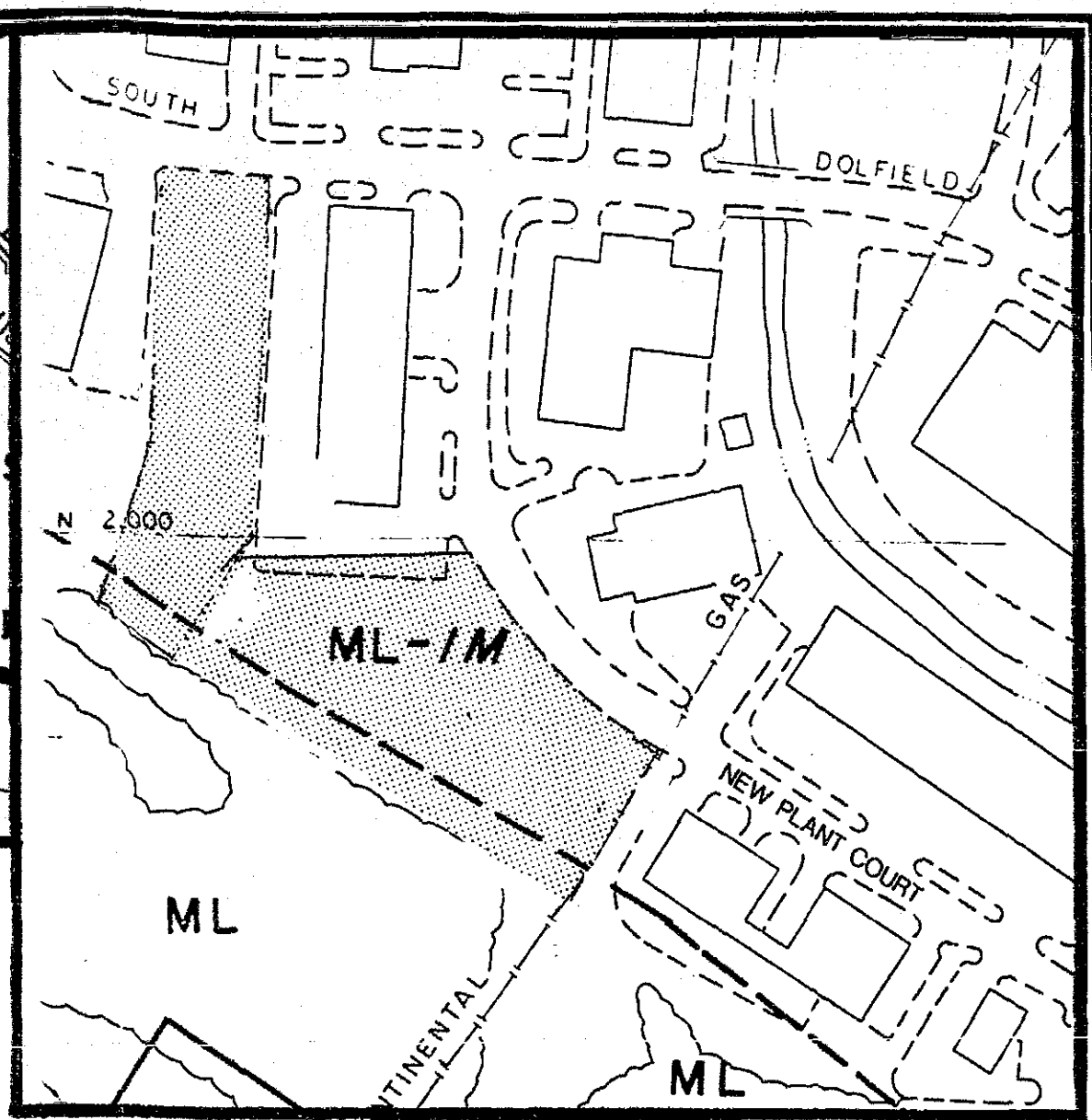
SHOWROOM
105 Painters Mill Road
Owings Mills, MD 21117
By Appointment
(410) 363-8500

EASTERN SHORE
Salisbury, Maryland
(410) 543-1520

DELAWARE
1700 N. Scott Street
Wilmington, DE 19806
(302) 429-7578
Fax (302) 429-7582



VICINITY MAP
SCALE: 1"=1,000'



ZONING MAP
SCALE: 1"=200'

NOTES:

1. ZONING: ML-1M
2. LOT AREA:
A. 10328 S. DOLFIELD RD:
NET - 63,936 S.F. +/- (1.47 A +/-)
GROSS - 67,946 S.F. +/- (1.55 A +/-)
B. 24 NEW PLANT CT:
NET - 101,775 SF +/- (23 A +/-)
GROSS - 111,047 SF +/- (25 A +/-)
3. EXISTING USE: VACANT
4. PROPOSED USE: WAREHOUSE (BOTH PROPERTIES)
5. BUILDING SETBACKS:
A. 10328 S. DOLFIELD ROAD
1. MORE THAN 100' FRONT 45' 50'
FROM R/W OF SIDE 30' 51*
NORTHWEST EXPRESSWAY
2. WITHIN 100' OF SIDE 50' N/A (SEE 5.A.1)
R/W OF REAR 50' 150'
NORTHWEST EXPRESSWAY
B. 24 NEW PLANT COURT
1. MORE THAN 100' FRONT 40' 25' *
FROM R/W OF SIDE 30' 30'
NORTHWEST EXPRESSWAY
2. WITHIN 100' OF SIDE 50' 30' * & 103'
R/W OF REAR 50' 50'
NORTHWEST EXPRESSWAY
* VARIANCE REQUIRED - SEE NOTE 9
6. BUILDING AREA:
A. 10328 S. DOLFIELD RD - 8,004 +/- SQ. FT. (OFFICE)
WAREHOUSE: NOT TO EXCEED 7 EMPLOYEES ON LARGEST SHIFT = 7 SPACES
B. 24 NEW PLANT CT - 19,923 +/- SQ. FT. (WAREHOUSE)
OFFICE: 10,500 +/- SQ. FT. (OFFICE)
WAREHOUSE: NOT TO EXCEED 26 EMPLOYEES ON LARGEST SHIFT = 26 SPACES
PROVIDED - 61 SPACES
7. PARKING:
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REQUIRED - OFFICE: 8,004 X 3.3/1000 = 27
WAREHOUSE: NOT TO EXCEED 7 EMPLOYEES ON LARGEST SHIFT = 7 SPACES
24 NEW PLANT CT
REQUIRED - OFFICE: 10,500 X 3.3/1000 = 35 SPACES
WAREHOUSE: NOT TO EXCEED 26 EMPLOYEES ON LARGEST SHIFT = 26 SPACES
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8. UTILITIES:
SEWER - PUBLIC
WATER - PUBLIC
9. VARIANCE:
A. 10328 S. DOLFIELD RD - SECTION 255.1 & 238.2 FOR A SIDE YARD SETBACK OF 5' IN LIEU OF THE REQUIRED 30'.
B. 24 NEW PLANT CT - SECTION 255.2 & 243.2 FOR A SIDE YARD SETBACK OF 30' IN LIEU OF THE REQUIRED 50' AND SECTION 255.1 & 238.1 FOR A FRONT YARD SETBACK OF 25' IN LIEU OF THE REQUIRED 40'.
10. SPECIAL EXCEPTION: NONE
11. ELECTION DISTRICT: 4
12. COUNCILMANIC DISTRICT: 3
13. CENSUS TRACT: 4041
14. WATERSHED: 27
15. SUBWATERSHED: 67
16. DEED REFERENCE:
10328 S. DOLFIELD RD - 5758/362
24 NEW PLANT CT - 6085/94
17. PROPERTY ACCOUNT NO.: 1700012167 & 1900003719
18. TAX MAP: 67, GRID: 3, PARCEL 10328 S. DOLFIELD RD & 24 NEW PLANT CT
19. FLOOR AREA RATIO:
MAXIMUM PERMITTED - 41 (10328 S. DOLFIELD RD)
PROPOSED - .34 (24 NEW PLANT CT)
20. HEIGHT OF BUILDING: TO CONFORM TO SECTION 254 BCZR
21. MASS TRANSIT ADJUSTMENT: N/A
22. THIS SITE IS NOT WITHIN A DESIGNATED CRITICAL AREA NOR DOES IT CONTAIN ANY HAZARDOUS MATERIALS
23. APENITY OPEN SPACE: N/A
24. SIGNS: ALL SIGNS TO CONFORM TO SECTION 413 BCZR
25. PREVIOUS COMMERCIAL PERMIT: NONE
26. ZONING HEARINGS: NONE
27. PROPERTY OWNERSHIP: UNIVERSAL SECURITY INSTRUMENTS, INC.
10324 SOUTH DOLFIELD ROAD
OWINGS MILLS, MD 21117

95-75-A

PETITIONER'S
EXHIBIT

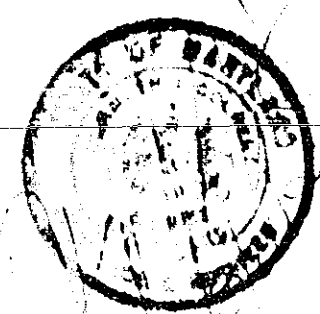
PLAN TO ACCOMPANY
VARIANCE APPLICATION
10328 SOUTH DOLFIELD ROAD
&
24 NEW PLANT ROAD
BALTIMORE COUNTY, MARYLAND

WILLIAM MONK, INC.
PLANNING • LANDSCAPE DESIGN
ENVIRONMENTAL RESOURCE MANAGEMENT
COURTHOUSE COMMONS
222 BOSLEY AVENUE, SUITE B-7
TOWNSHIP, MARYLAND 21204
(410) 304-9031

APPLICANT:

UNIVERSAL SECURITY INSTRUMENTS, INC.
MR. HARVEY GROSSEBLATT
10324 SOUTH DOLFIELD ROAD
OWINGS MILLS, MD 21117

DATE: 8/29/94
JOB NO: 94-37
SCALE: 1"=50'



PARCEL 428
#10335 S. DOLFIELD RD
BERNARD L. TAYLOR
2 HIGH STEPPER CT
BALTIMORE, MD 21208
85091176 1800000981

PARCEL 358
SIA ITEM # 72266
BROOKLANDVILLE, MD 21022
6774/142 1900012446

PARCEL 251
BELL & BURGEMEISTER CO., INC.
10331 S. DOLFIELD RD
OWINGS MILLS, MD 21117
4457/470 0402023020

PARCEL 275
AMBEC REALTY LTD PART.
10330 S. DOLFIELD RD
OWINGS MILLS, MD 21117
6806/643 1900003387

PARCEL 216
10324 S. DOLFIELD ROAD
UNIVERSAL SECURITY
OWINGS MILLS, MD 21117

PARCEL 83
#10300 S DOLFIELD ROAD
KROLL PROPERTIES
P.O. BOX 519
OWINGS MILLS, MD 21117
5306/378 1700001895

PARCEL 350
25 NEW PLANT CT
JOSEPH & KAREN GOLD
29 EVAN WAY
BALTIMORE, MD 21208
9028/245 1600006028

PARCEL 333
#40 NEW PLANT CT
EUGENE L. & SHIRLEY K. HUX
713 ST PAUL AVE.
REISTERSTOWN, MD 21136
7954/122 1700009440

PARCEL 459
EUGENE L. & SHIRLEY K. HUX
713 ST PAUL AVE.
REISTERSTOWN, MD 21136
8666/20 2200006292

SOUTH DOLFIELD ROAD
(70' R/W)

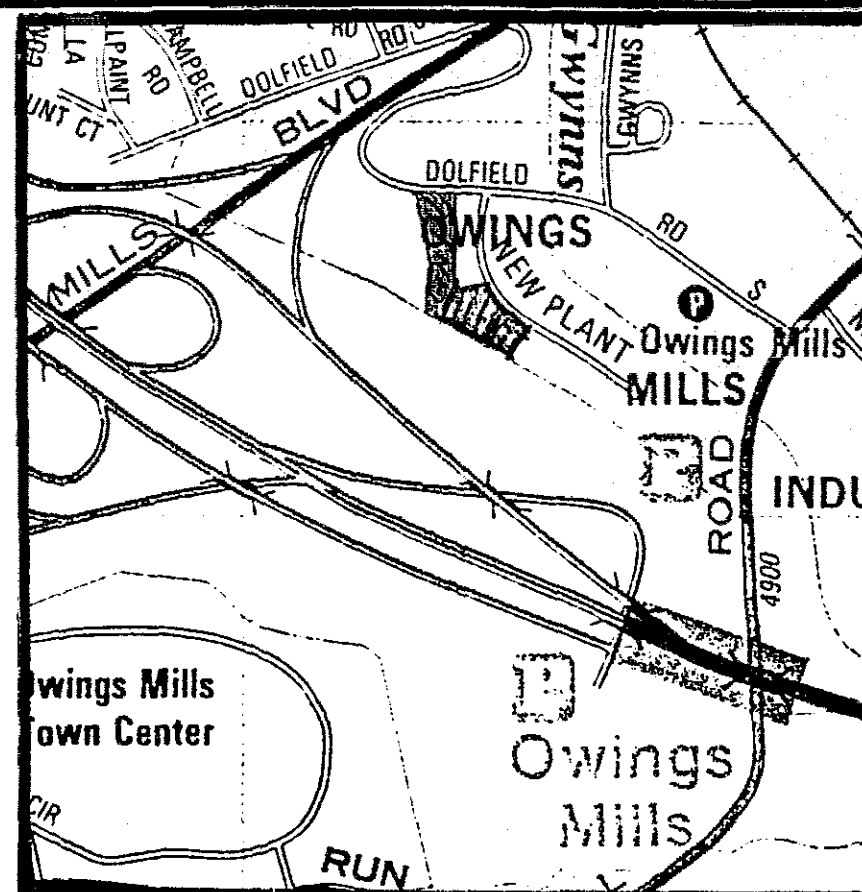
VARIANCE 1
(SEE NOTE 9A)

VARIANCE 2
(SEE NOTE 9B1)

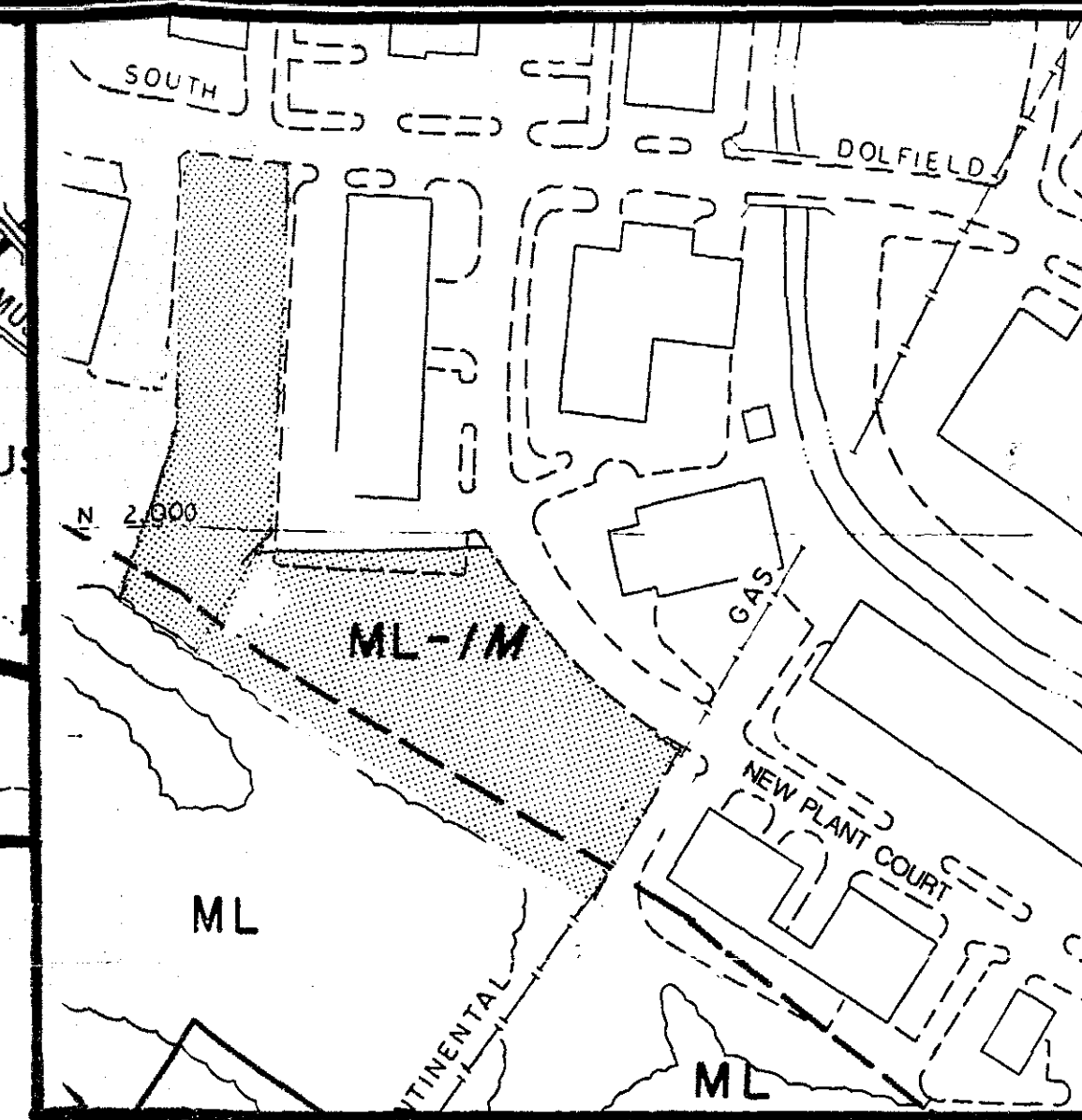
NEW PLANT COURT
(60' R/W)

NORTHWEST EXPRESSWAY

24 NEW PLANT COURT



VICINITY MAP
SCALE: 1"=1,000'



ZONING MAP
SCALE: 1"=200'

NOTES:

1. ZONING: ML-IM
2. LOT AREA:
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NET - 63,936 S.F. +/- (1.47 A +/-)
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2. WITHIN 100' OF SIDE 50' N/A (SEE 5.A.1)
R/W OF REAR 50' 150'
NORTHWEST EXPRESSWAY
B. 24 NEW PLANT COURT
1. MORE THAN 100' FRONT 40' 25' *
FROM R/W OF SIDE 30' 30'
NORTHWEST EXPRESSWAY
2. WITHIN 100' OF SIDE 50' 30' * & 193'
R/W OF REAR 50' 50'
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* VARIANCE REQUIRED - SEE NOTE 9
6. BUILDING AREA:
A. 10328 S. DOLFIELD RD - 8,004 +/- SQ. FT. (OFFICE)
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WAREHOUSE: NOT TO EXCEED 7 EMPLOYEES ON LARGEST SHIFT = 7 SPACES
24 NEW PLANT CT
REQUIRED -
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WATER - PUBLIC
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216 (24 NEW PLANT CT)
19. FLOOR AREA RATIO:
MAXIMUM PERMITTED - 5.5
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.34 (24 NEW PLANT CT)
20. HEIGHT OF BUILDING: TO CONFORM TO SECTION 254 BCZR
21. MASS TRANSIT ADJUSTMENT: N/A
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23. AMENITY OPEN SPACE: N/A
24. SIGNS: ALL SIGNS TO CONFORM TO SECTION 413 BCZR
25. PREVIOUS COMMERCIAL PERMIT: NONE
26. ZONING HEARINGS: NONE
27. PROPERTY OWNERSHIP: UNIVERSAL SECURITY INSTRUMENTS, INC.
10324 SOUTH DOLFIELD ROAD
OWINGS MILLS, MD 21117

APPLICANT: PETITIONER'S
EXHIBIT 9

UNIVERSAL SECURITY INSTRUMENTS, INC.
MR. HARVEY GROSSBLATT
10324 SOUTH DOLFIELD ROAD
OWINGS MILLS, MD 21117

PLAN TO ACCOMPANY
VARIANCE APPLICATION

10328 SOUTH DOLFIELD ROAD
&
24 NEW PLANT ROAD
BALTIMORE COUNTY, MARYLAND

WILLIAM MONK, INC.
PLANNING • LANDSCAPE DESIGN
ENVIRONMENTAL RESOURCE MANAGEMENT
COURTHOUSE COMMONS
222 BOSLEY AVENUE SUITE B-7
TOWSON, MARYLAND 21204
(410) 494-8931

DATE: 8/23/94
JOB NO: 94-37
SCALE: 1"=50'

PARCEL 428
#10335 S. DOLFIELD RD
BERNARD L. TAYLOR
2 HIGH STEPPER CT
BALTIMORE, MD 21208
85091176 1800000981

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S/A ITEM # 72266
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6774/142 1900012446

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PARCEL 275
AMBEC REALTY LTD PART.
10330 S. DOLFIELD RD
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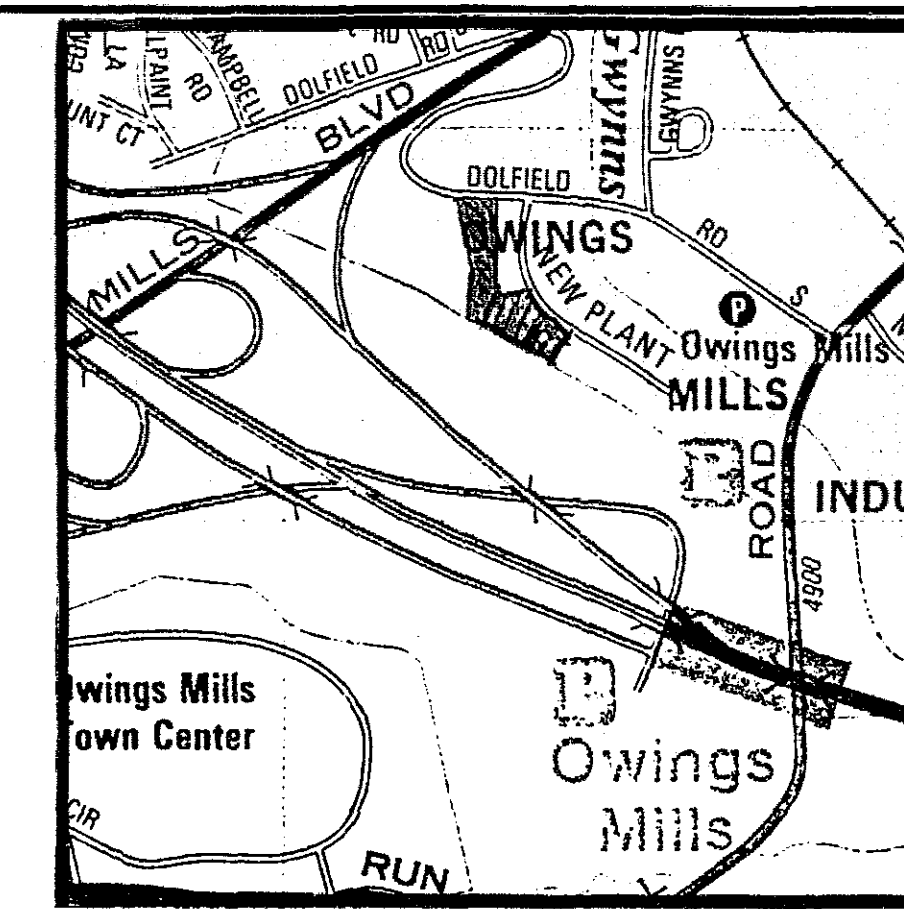
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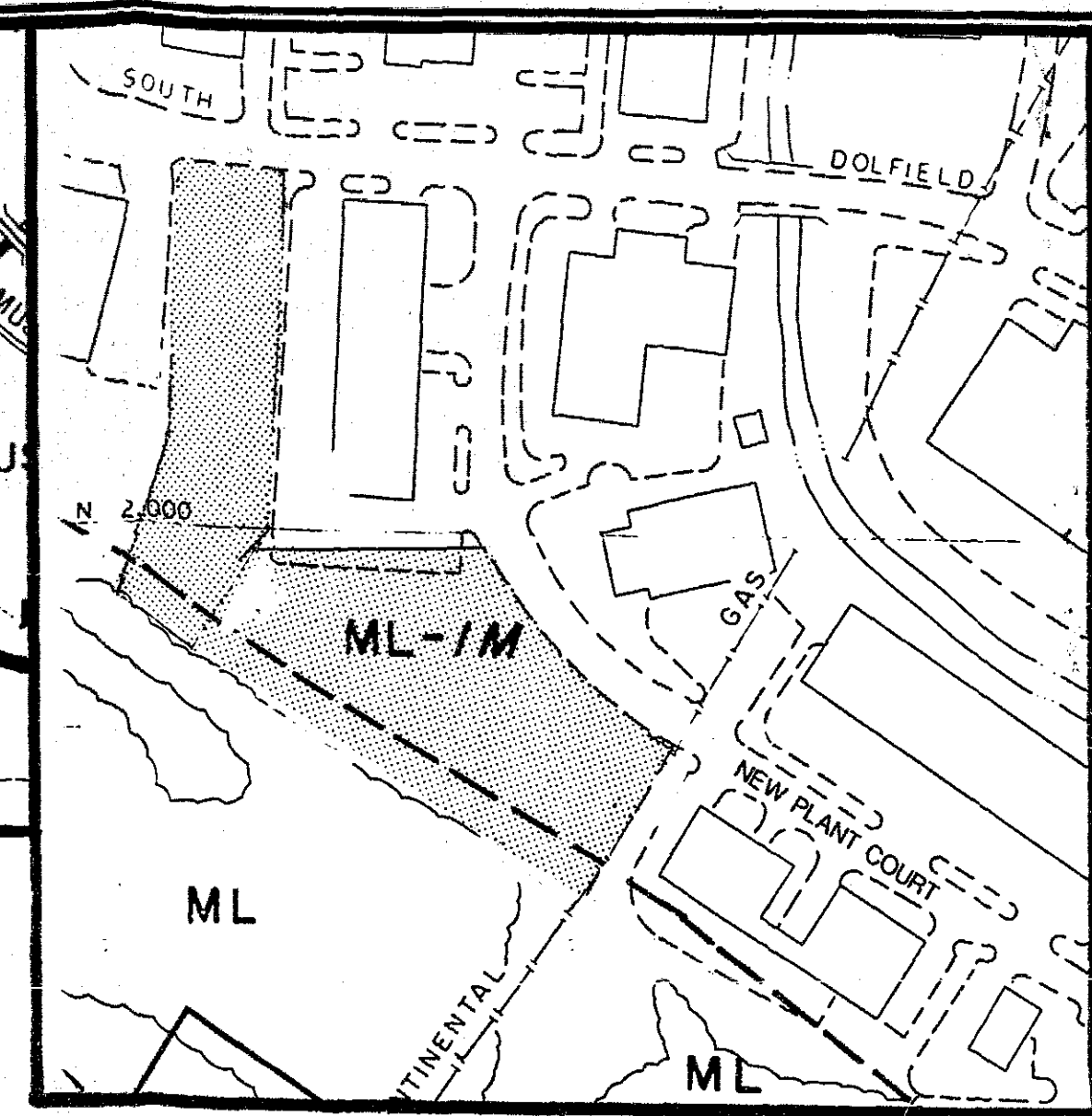
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25 NEW PLANT CT
JOSEPH & KAREN GOLD
29 EVAN WAY
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PARCEL 333
#40 NEW PLANT CT
EUGENE L. & SHIRLEY K. HUX
713 ST PAUL AVE.
REISTERSTOWN, MD 21136
7954/122 1700009440

PARCEL 459
EUGENE L. & SHIRLEY K. HUX
713 ST PAUL AVE.
REISTERSTOWN, MD 21136
8666/20 2200006292



VICINITY MAP
SCALE: 1"=1,000'



ZONING MAP
SCALE: 1"=200'

NOTES:

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B. 24 NEW PLANT CT:
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GROSS - 11,047 S.F. +/- (25 A +/-)
3. EXISTING USE: VACANT
4. PROPOSED USE: WAREHOUSE (BOTH PROPERTIES)
5. BUILDING SETBACKS:
A. 10328 S. DOLFIELD ROAD
1. MORE THAN 100' FRONT FROM R/W OF NORTHWEST EXPRESSWAY
2. WITHIN 100' OF SIDE R/W OF NORTHWEST EXPRESSWAY
B. 24 NEW PLANT COURT
1. MORE THAN 100' FRONT FROM R/W OF NORTHWEST EXPRESSWAY
2. WITHIN 100' OF SIDE R/W OF NORTHWEST EXPRESSWAY
* VARIANCE REQUIRED - SEE NOTE 9
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REQUIRED - OFFICE: 10,500 X 3.3/1000 = 35 SPACES
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.34 (24 NEW PLANT CT)
20. HEIGHT OF BUILDING: TO CONFORM TO SECTION 254 BC2R
21. MASS TRANSIT ADJUSTMENT: N/A
22. THIS SITE IS NOT WITHIN A DESIGNATED CRITICAL AREA NOR DOES IT CONTAIN ANY HAZARDOUS MATERIALS
23. AMENITY OPEN SPACE: N/A
24. SIGNS: ALL SIGNS TO CONFORM TO SECTION 413 BC2R
25. PREVIOUS COMMERCIAL PERMIT: NONE
26. ZONING HEARINGS: NONE
27. PROPERTY OWNERSHIP: UNIVERSAL SECURITY INSTRUMENTS, INC.
10324 SOUTH DOLFIELD ROAD
OWINGS MILLS, MD 21117

KEY

REQUIRED SETBACK AREA

BUILDINGS USED TO DETERMINE FRONT YARD SETBACKS

PLAN TO ACCOMPANY
PETITIONER'S VARIANCE APPLICATION
EXHIBIT 10
10328 SOUTH DOLFIELD ROAD
&
24 NEW PLANT ROAD
BALTIMORE COUNTY, MARYLAND

WILLIAM MONK, INC.
PLANNING • LANDSCAPE DESIGN
ENVIRONMENTAL RESOURCE MANAGEMENT
COURTNEY S. OWENS
222 BOSLEY AVENUE, SUITE 6-7
TOWSON, MARYLAND 21204
(410) 424-8951

APPLICANT:
UNIVERSAL SECURITY INSTRUMENTS, INC.
MR. HARVEY GROSSBLATT
10324 SOUTH DOLFIELD ROAD
OWINGS MILLS, MD 21117

DATE: 8/23/94
JOB NO: 94-37
SCALE: 1"=50'

BUILDING AREA RESTRICTED
BY SETBACK REQUIREMENTS



95-74-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	LUTHERVILLE	N.W. 12-A
DATE OF PHOTOGRAPHY JANUARY 1986		

Baltimore County Government
Office of Zoning Administration
and Development Management

11 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:
Item No.: 76
Petitioner: DARRYL D. PUTTY
Location: 1809 GREENSPRING DRIVE
PLEASE FORWARD ADVERTISING BILL TO:
NAME: DARRYL D. PUTTY
ADDRESS: 1809 GREENSPRING DRIVE
LUTHERVILLE, MD, 21093
PHONE NUMBER: (410) 561-1566

AR: ggs (Revised 04/09/93)

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353
SEP 21 1994

Darryl D. Putty
Sita C. Tilghman-Putty
1809 Greenspring Drive
Lutherville, Maryland 21093

RE: Item No. 76, Case No. 95-74-A
Petitioner: Darryl D. Putty, et al

Dear Petitioners:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on August 23, 1994.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.
- 2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.
- 3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,
W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Coordinator

WCR: ggs

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

9-2-94

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 76 (JLL)
95-74

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
for David Ramsey, Acting Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21286-5500 (410) 887-4500

DATE: 09/01/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owners: SEE BELOW
LOCATION: SEE BELOW
Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 73, 74, 75, 77, 79, 80 AND 81.

RECEIVED
SEP 2 1994
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE SE7-4681, RS-110CF

cc: File

To: Arnold Jablon, Director
Zoning Administration and
Development Management

From: Pat Keller, Director
Office of Planning & Zoning

Date: August 31, 1994

Subject: ZAC comments

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 73, 76, 79, and 81.

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning and Zoning at 887-3480.

Prepared by: *Jeffrey M. Long*
Division Chief: *Carol L. Kerns*
JL

PRACTICE/PZONE/TXTLLF

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: September 12, 1994
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for September 13, 1994
Items 73, 74, 76, 77, 79, 80 and 81

The Developers Engineering Section has reviewed the subject zoning items and we have no comments.

RWB:sw

RECEIVED
SEP 12 1994
ZADM

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM DATE: Sept. 15, 1994

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: Sept. 6

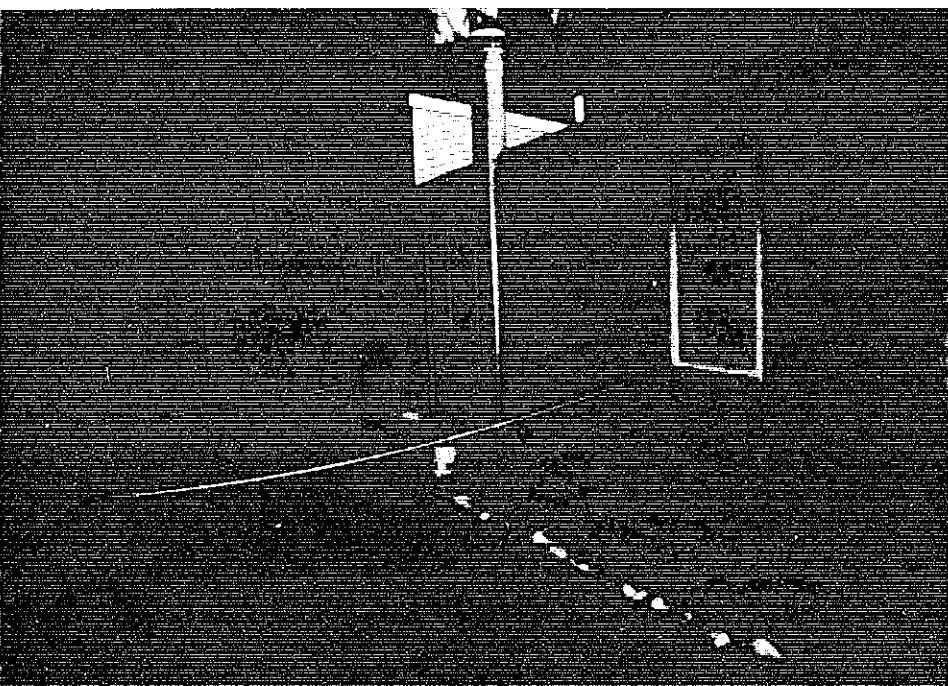
The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 73
74
75
76
78
79
80
81

LS:sp

LETTY2/DEPRM/TXTSBP

95-74-A



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1809 GREENSPRING DRIVE

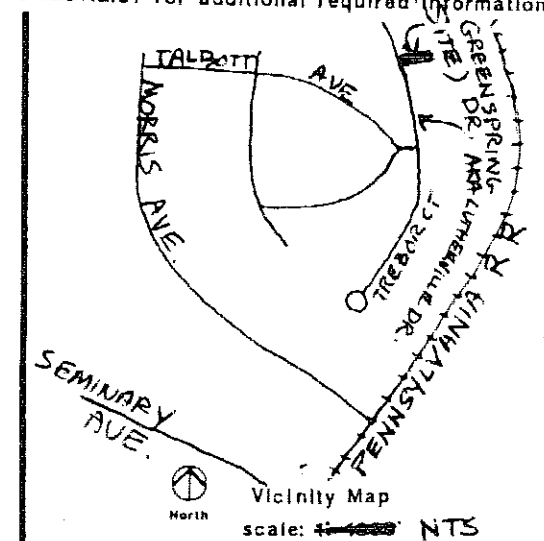
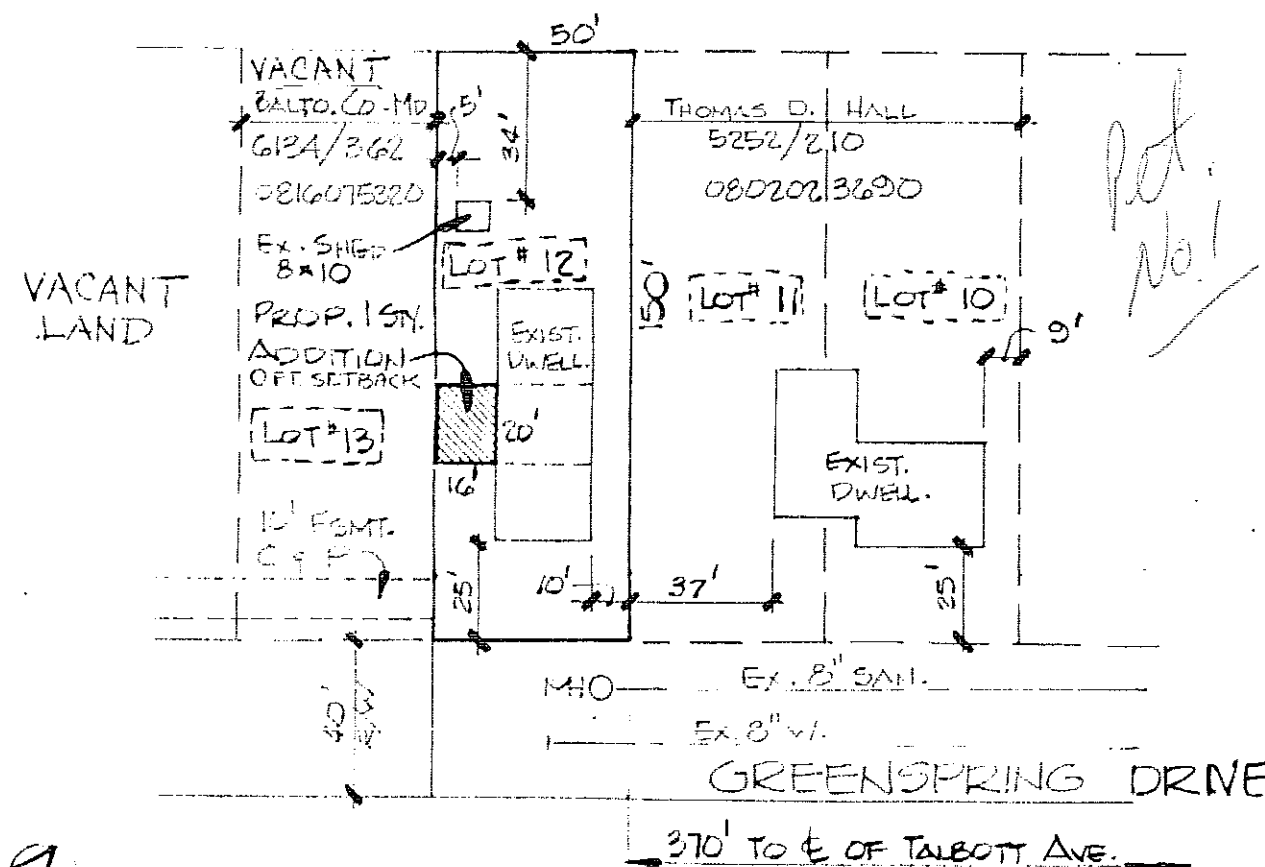
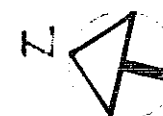
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: TALBOTT MANOR (LUTHER-VILLA)

plat book# 8, folio# 13, lot# 12, section# D

OWNER: MR. & MRS. DARRYL D. PUTTY

95-74-A



LOCATION INFORMATION

Election District: 8
 Councilmanic District: 3
 1"=200' scale map#: NW 12-A+13A
 Zoning: DR 5.5
 Lot size: .172 acreage 7500 square feet
 Sewer: ☒ public ☐ private
 Water: ☒ yes ☐ no
 Chesapeake Bay Critical Area: ☐ yes ☒ no
 Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

16



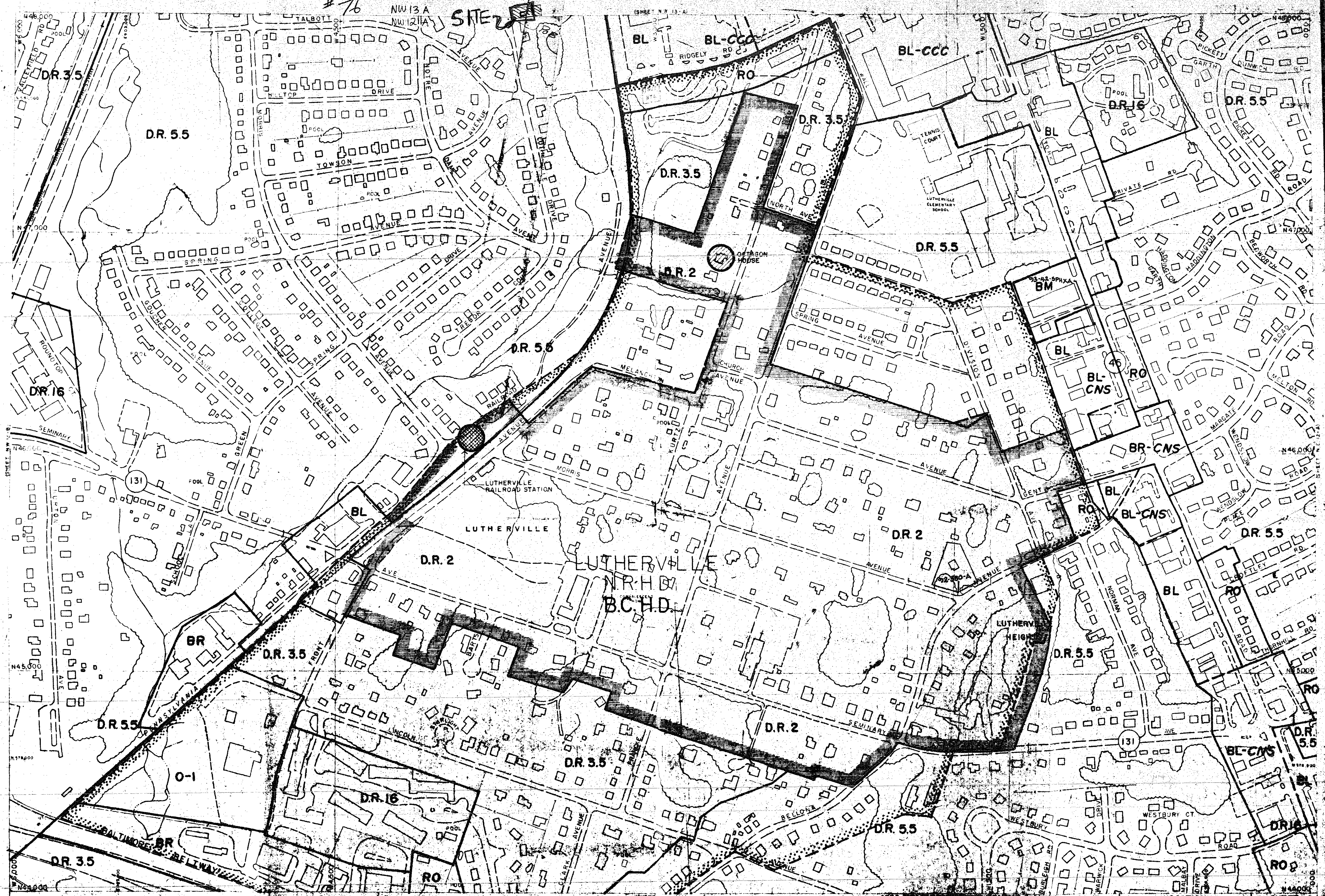
North

date: prepared by: D. PUTTY

Scale of Drawing: 1"= 50'

NOT IN FLOOD-PLAIN.

95-74-A



S - SE R - SW

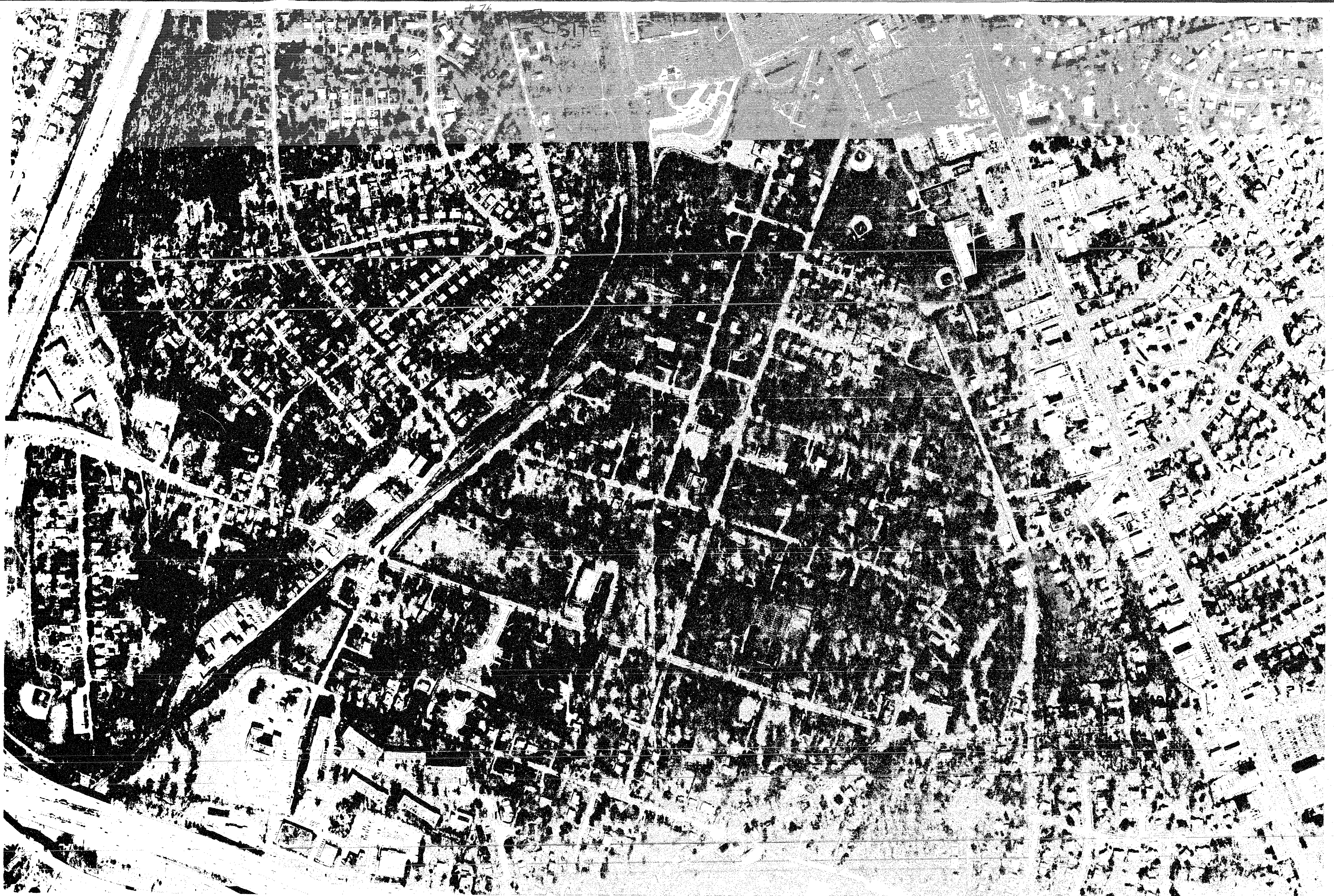
THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

Chairman, County Council

SCALE 1" = 200' ±	LOCATION LUTHERVILLE	SHEET NW 12-A
DATE OF PHOTOGRAPHY JANUARY 1986		



95-74-A

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200'±	LUTHERVILLE	N.W. 12-A
DATE OF PHOTOGRAPHY JANUARY 1986		

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE E/S Greenspring Dr. 370' N of Talbott Avenue 1809 Greenspring Drive 8th Election District 4th Councilmanic District Darryl D. Putty, et ux Petitioners

* BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 95-74-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Darryl D. Putty and Rita C. Putty, his wife, for that property known as 1809 Greenspring Drive in the Talbott Manor subdivision of Baltimore County. The Petitioner/property owners herein seek a variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 0 ft. in lieu of the required 10 ft., for an addition, as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 23rd day of September, 1994 that the Petition for a Zoning Variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 0 ft. in lieu of the required 10 ft., for an addition, in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

-2-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 22, 1994

Mr. and Mrs. Darryl D. Putty
1809 Greenspring Drive
Lutherville, Maryland 21093

RE: Petition for Administrative Variance
Case No. 95-74-A
Property: 1809 Greenspring Drive

Dear Mr. and Mrs. Putty:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
encl.

Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County

for the property located at 1809 GREENSPRING DRIVE which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1 TO PERMIT A SIDE YARD SETBACK (FOR A PROPOSED ADDITION) OF 0 FT. IN LIEU OF THE REQUIRED 10 FT.

NEED MAXIMUM SPACE TO PROVIDE LIVING QUARTERS FOR LIVE-IN RELATIVE. MIN. SETBACK WILL NOT GIVE AMPLE ROOM TO ACCOMMODATE LIVING FACILITIES (BEDROOM, BATHROOM, SITTING AREA.)

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Consent/Purchase/Lessee
(Type or Print Name)
Signature
Address
City State Zipcode
Atorney for Petitioner
(Type or Print Name)
Signature
Address Phone No.
City State Zipcode

Legal Owner(s)
DARRYL D. PUTTY
RITA C. TILGHMAN-PUTTY
1809 GREENSPRING DR. 561-1566
LUTHERVILLE, MD 21093
DARRYL D. PUTTY
1809 GREENSPRING DR. 561-1566

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 22nd day of September, 1994, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reported.

REVIEWED BY: JEL DATE: 9/23/94
ESTIMATED POSTING DATE: 9/24/94

Printed with Soybean Ink on Recycled Paper
ITEM #: 76

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:
That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify therein in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at: 1809 GREENSPRING DRIVE LUTHERVILLE, MD 21093

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate variance or partial affidavit)

NEED MAXIMUM SPACE TO PROVIDE LIVING QUARTERS FOR LIVE-IN RELATIVE. MIN. SETBACK WILL NOT GIVE AMPLE ROOM TO ACCOMMODATE LIVING FACILITIES (BEDROOM, BATH ROOM, SITTING AREA.)

That Affiant(s) acknowledge(s) that if a process is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Darryl D. Putty
Rita C. Tilghman-Putty
Darryl D. Putty
Rita C. Tilghman-Putty

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23rd day of August, 1994, before me, a Notary Public of the State of Maryland, as and for the County of Baltimore, personally known

Darryl D. Putty and Rita C. Tilghman-Putty

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

8/23/94

My Commission Expires: 8 Oct 3, 1994

ZONING DESCRIPTION

Zoning Description For 1809 Greenspring Drive.
Beginning At A Point On The East Side of Greenspring Drive Which Is 50 Feet Wide At A Distance Of 370 feet North Of The Center Line Of The Nearest Intersecting Street Talbott Avenue Which Is 40' Wide. Being Lot No. 12, Section D In The Subdivision Of Talbott Manor As Recorded In Baltimore County Plat Book #8, Folio #13, Containing 7500 Sq. Ft. Also Known As Greenspring Drive And Located in 8th Election District, 3rd Councilmanic District.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th
Posted for: Variance
Petitioner: Darryl & Rita Tilghman-Putty
Location of property: 1809 Greenspring Drive, Dr.
Location of Sign: facing road on property being zoned
Remarks:
Posted by: [Signature]
Number of Signs: 1
Date of Posting: 9/2/94
Date of return: 9/9/94

Baltimore County
Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt
95-74-A

Date: 8/23/94

Account: R-001-6180

Number: 76

By: JLL

1 REG FILING FEE CODE 010 50.00
1 SIGN POSTING CODE 080 35.00
TOTAL 85.00

OWNER PUTTY
LOC: 1809 GREENSPRING DR.

03A03H0339MICHRC
PA 000155PN08-23-94
Please Make Checks Payable To Baltimore County

\$65.00

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

September 6, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Darryl D. Putty
Rita C. Tilghman-Putty
1809 Greenspring Drive
Lutherville, Maryland 21093

Re: CASE NUMBER: 95-74-A (Item 76)
1809 Greenspring Drive

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a referee regarding the administrative process.

1) Your property will be posted on or before September 4, 1994. The closing date (September 19, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

Printed with Soybean Ink on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management

11 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:
Item No.: 76
Petitioner: DARRYL D. PUTTY
Location: 1809 GREENSPRING DRIVE
PLEASE FORWARD ADVERTISING BILL TO:
NAME: DARRYL D. PUTTY
ADDRESS: 1809 GREENSPRING DRIVE
LUTHERVILLE, MD, 21093
PHONE NUMBER: (410) 561-1566

AR:ggg (Revised 04/09/93)

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353
SEP. 21 1994

Darryl D. Putty
Rita C. Tighman-Putty
1809 Greenspring Drive
Lutherville, Maryland 21093

RE: Item No. 76, Case No. 95-74-A
Petitioner: Darryl D. Putty, et ux

Dear Petitioners:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, my comment that is not informative will be placed in the hearing file. This petition was accepted for filing on August 23, 1994.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.
- 2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.
- 3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,
W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Coordinator

UCR:ggg

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

9-2-94

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: *76 (JLL)
95-74

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
for David Ramsey, Acting Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 09/01/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
Mail STOP-1105

RE: Property Owners SEE BELOW
LOCATION: SEE BELOW
Item No.: SEE BELOW Zoning Agency:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

S. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 73, 74, 75, 77, 79, 80 AND 81.

RECEIVED
SEP 2 1994
ZADM

REVIEWER: LT. ROBERT P. BAUERWALD
Fire Marshal Office, PHONE 887-6681, MS-1102F

See File

To: Arnold Jablon, Director
Zoning Administration and
Development Management

From: Pat Keller, Director
Office of Planning & Zoning

Date: August 31, 1994

Subject: ZAC comments

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 73, 76, 79, and 81.

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning and Zoning at 887-3480.

Prepared by: *Jeffrey M. Long*
Division Chief: *Carol L. Keller*
JL

PRACTICE/PZONE/TXTLLE

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: September 12, 1994
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for September 13, 1994
Items 73, 74, 76, 77, 79, 80 and 81

The Developers Engineering Section has reviewed the subject zoning items and we have no comments.

RWB:sw

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM DATE: Sept. 15, 1994

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: Sept. 16

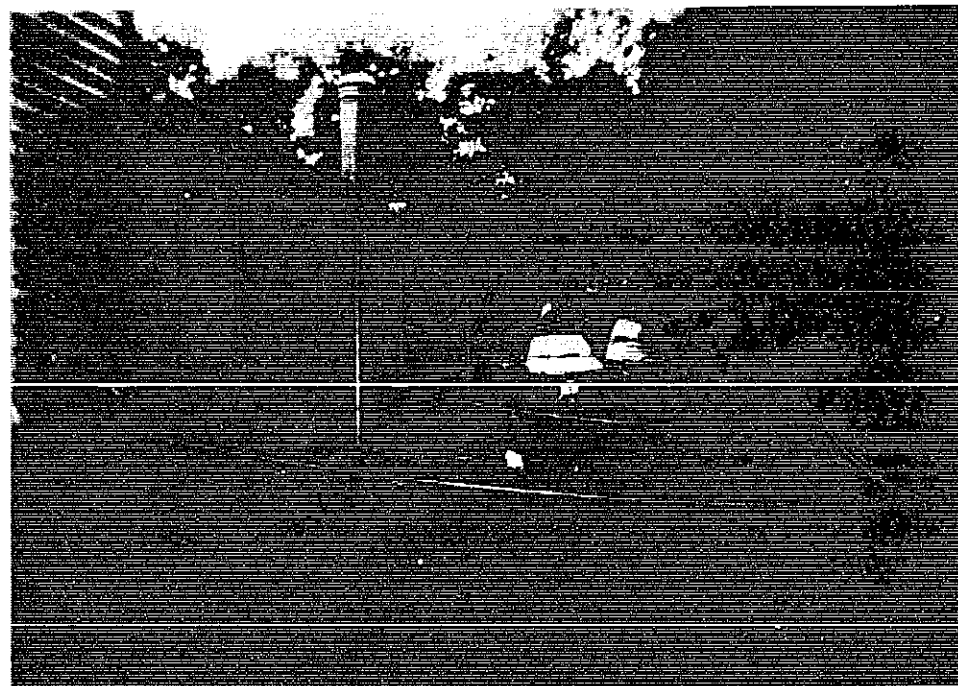
The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 73
74
75
76
78
79
80
81

LS:sp
LETTY2/DEPRM/TXTSBP

RECEIVED
SEP 12 1994
ZADM

95-74-A



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1200 GREENSPRING DRIVE

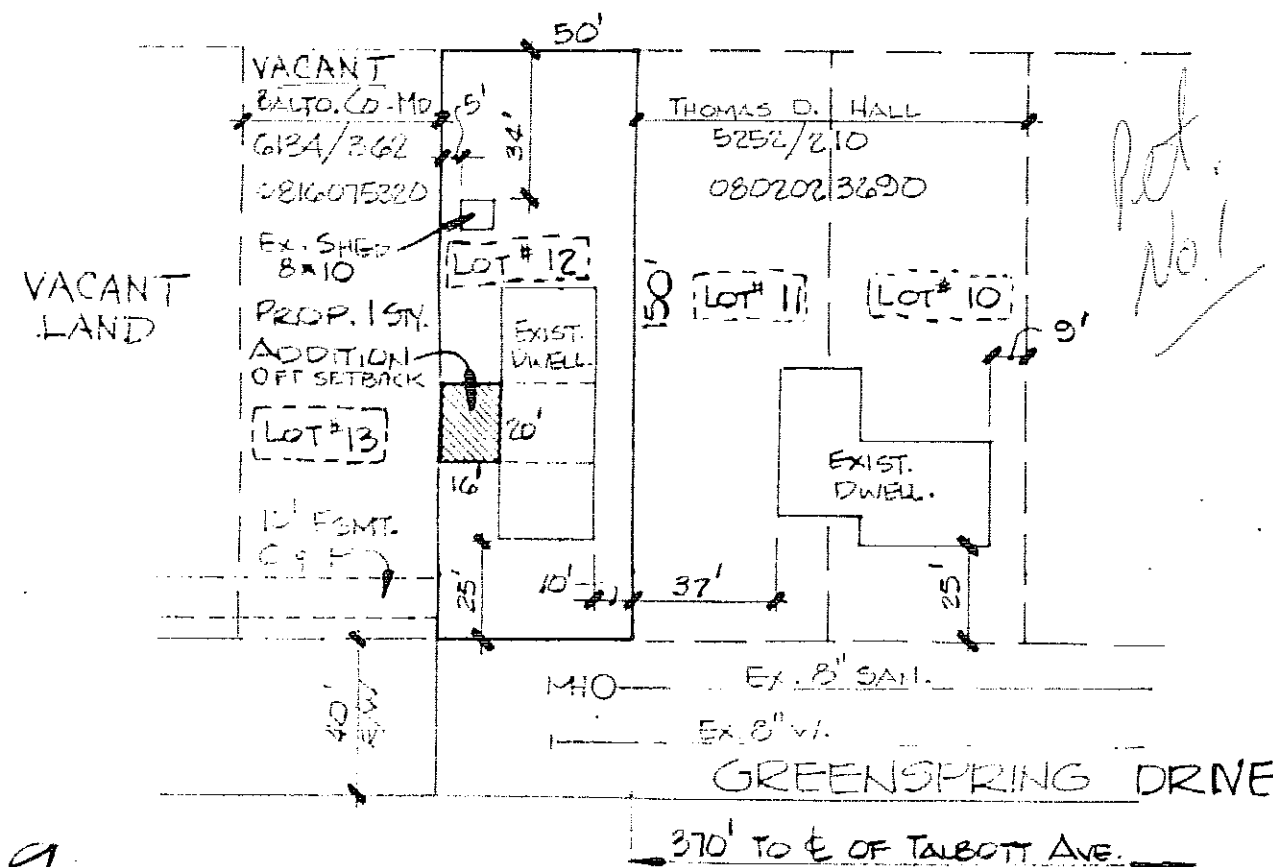
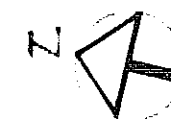
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: TALBOTT MANOR (LUTHER-VILLA)

plat book # 8, folio # 13, lot # 12, section # D

OWNER: MR. & MRS. DARRYL D. PUTTY

95-74-A

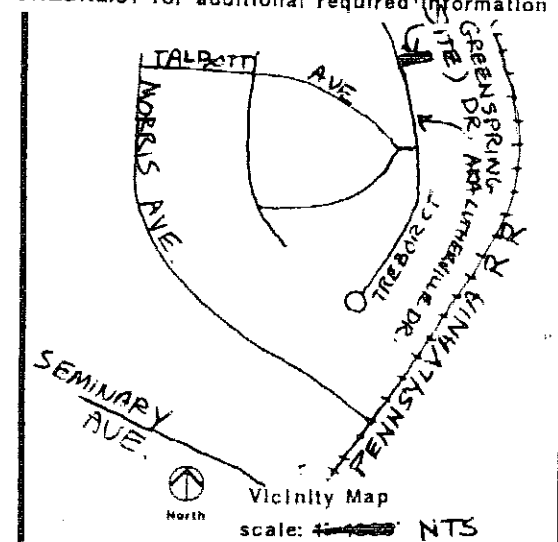


North

date: _____
prepared by: D. PUTTY

Scale of Drawing: 1" = 50'

NOT IN FLOOD-
PLAIN.



LOCATION INFORMATION

Election District: 8

Councilmanic District: 3

1"=200' scale map#: NW 12-A+13A

Zoning: DR 5.5

Lot size: .172 acreage 7500 square feet

SEWER: ☒ public ☐ private
WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings:

NONE

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE #: _____

76